Name and Address of New Owner:
Alexandra Brodeur Norsworthy and Turner Randall Norsworthy
616 Tobylynn Dr
Nashville, TN 37211
Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20061138

Map and Parcel: 161-06-0-153.00

Karen Johnson Davidson County
Batch# 429965 DEEDWARR
07/02/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.43
20200702-0071663

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles L. Ford and Eulonda Ford, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandra Brodeur Norsworthy and Turner Randall Norsworthy, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, this deed is being executed on June 29, 2020 and becomes effective on June 30, 2020, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Section Two, Huntington Park, according to survey and plat of appearing of record in Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Moss Ford and Mason Ford, wife, and husband by Warranty Deed from Charles Lee Ford and wife, Eulonda Ford, of record in Instrument No. 20121231-0120553 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 31, 2012.

Being the same property conveyed to Charles L. Ford and Eulonda Ford, husband and wife by Warranty Deed from Margaret Moss Ford and Mason Ford, wife and husband of record in Instrument No. 20180717-0069494, Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

This conveyance is subject to the following: Restrictions of record in Book 4393, Page 383, said Register's Office; Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 616 Tobylynn Dr, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 29 day of June, 2020.

Charles L. Ford

Eulonda Ford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $323,900.00.

Affiant Signature

Subscribed and sworn to before me, this 29 day of June, 2020.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Personally appeared before me, Charles L. Ford and Eulonda Ford with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 of June, 2020.

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)