This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-20-7663

Karen Johnson Davidson County
Batch# 436067 DEEDWARR
07/13/2020 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200713-0076165

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Dana Park
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2020.

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawn Azam and Kristin Azam 7917 Amber Hills Lane Nashville, TN 37221	Shawn Azam and Kristen Azam 7917 Amber Hills Lane Nashville, TN 37221	156-01-A-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Amanda Kincaid Bissett, Executrix of the Estate of Warren Norvell, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Shawn Azam and Kristin Azam, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, 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. 31 on the Plan of Revised, Amber Hills Subdivision of record in Plat Book 7900, Page 377, 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 Warren J. Norvell, a single person, by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, of record in Book 8815, Page 210, Register's Office for Davidson County, Tennessee, dated December 14, 1992 and recorded on December 16, 1992. Warren J. Norvell died on May 14, 2019 and directed that the real estate is to be administered as part of the probate estate by Will admitted in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket # 19P1045.

This is improved property located at: **7917 Amber Hills Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 representatives, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Amanda Kincaid Bissett has executed this instrument in the capacity for the purposes therein contained, as Executrix of the Estate of Warren Norvell on this ~~10th~~ 9th day of July, 2020.

GRANTOR:

Estate of Warren Norvell

By: Amanda K. Bissett, Executrix of the Estate of Warren Norvell

Amanda Kincaid Bissett, Executrix of the Estate of Warren Norvell

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Kincaid Bissett, Executrix of the Estate of Warren Norvell of Estate of Warren Norvell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~10th~~ 9th day of July, 2020.

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public
My Commission expires: 11/13/2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202007130076165