Karen Johnson Davidson County
Batch# 445147 DEEDWARR
07/29/2020 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $906.13
20200729-0083028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/16/22
(AFFIX SEAL)

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Norris and Carole Norris as joint tenants with rights of survivorship	Same address (NAME)	
244 Emmitt Ave (ADDRESS)	As new owner (ADDRESS)	051-08-0-068.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David Schluchter and Bruce Schluchter, Co-Trustees of the Betty S. Schluchter Revocable Trust dated October 20,1997, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Norris and Carole Norris as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 18 of Block "I" on the Plan of Revised Map of Power and Roth, Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of said lot fronts 50 feet on the Southerly side of Emmett Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Betty S. Schluchter by Quitclaim deed from Dean M. Schluchter of record in Book 10653, page 676, Register's Office for Davidson County, Tennessee, dated October 20, 1997 and recorded on October 22, 1997.

Being the same property conveyed to Betty S. Schluchter Revocable Trust dated October 20, 1997, Betty S. Schluchter, Trustee by Quitclaim deed from Betty S. Schluchter of record in Book 10653, page 678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 244 Emmitt Ave, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this 30th day of June, 2020.

WARRANTY DEED
(Continued)

Betty S. Schlushter Revocable Trust dated October 20,1997

BY: Bruce Schlushter Co-Trustee
Bruce Schlushter, Co-Trustee

STATE OF NC
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Schlushter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Co-Trustee of Betty S. Schlushter Revocable Trust dated October 20,1997, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 7TH day of JULY 2020

Notary Public

My Commission Expires: 02 APR 2022

RETURN TO:
RGT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

Betty S. Schluchter Revocable Trust dated October 20, 1997

BY: David Schluchter, Co-Trustee
David Schluchter, Co-Trustee

STATE OF MN :
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Schluchter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Co-Trustee of Betty S. Schluchter Revocable Trust dated October 20,1997, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 7th day of July, 2020

Notary Public

STEVEN MERAZ
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2021

My Commission Expires: 01-31-2021

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022