Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 456503 DEEDWARR
08/13/2020 11:28:40 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20200813-0090760

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 6TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/24/2020

(AFFIX SEAL)

MICHELE MAZZANTI NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haydn Andrew Palmer	Wilson Bank & Trust	165 13 0A 073.00
(NAME)	(NAME)	
4444 Stoneview Drive	1436 W. Main St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we John Norfleet Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Haydn Andrew Palmer, hereinafter called the GRANTEE(S), his/her/their 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. 337 on the Plan of Peppertree Forest P.U.D., Section 5 of record in Plat Book 7900, Page 499, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Norfleet, Jr., unmarried by Warranty Deed from Catherine A. Luiz, married, dated 09/29/2006 and recorded 10/11/2006, of record in Instrument 200610110126208, Register's Office for Davidson County, Tennessee.

Robin Lyons executed this instrument on behalf of John Norfleet Jr. pursuant to a Power of Attorney of record in Instrument Number 20200813-0090759, Register's Office, 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.

unimproved ☐

This is improved ☒ 4444 Stoneview Drive, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of August, 2020.

John Norfleet Jr. by Robin Lyons Attorney in fact

John Norfleet Jr, by Robin Lyons Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Lyons with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of John Norfleet Jr. as his Attorney in Fact as the free act and deed of the within named John Norfleet Jr..

Witness my hand and Official seal this 6th day of August, 2020.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075