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|---|---|
| Karen Johnson Davidson County<br>Batch# 489562 **DEEDWARR**<br>10/05/2020 02:24:08 PM 2 pgs<br>Fees: $13.00 Taxes: $662.30<br>20201005-0115116<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>The actual consideration or value, whichever is greater, for this transfer is $. 179,900.00<br>Affiant<br>Subscribed and sworn to before me, this 30th day of September, 2020.<br>Notary Public<br>My commission expires: 1/3/23 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Sun Valley Properties, LLC** | Sun Valley Properties | 149-09.0-060.00 |
| **4644 Dowdy Drive** | 6770 Big Trace Rd | |
| **Antioch, TN 37013** | College Grove TN 37046 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Lynn Norris and Patsy Norris**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Sun Valley Properties, LLC**

(hereinafter called the "Grantee"), its representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 53 on the Plan of Section Ten, Hazelwood of record in Plat Book 3842, Page 232, 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 Sam McPherson by Quitclaim deed from Roy L. Meyer and wife, Marlene Meyer of record in Instrument No. 20000180005780 Register's Office for Davidson County, Tennessee, dated January 14, 2000 and recorded on January 18, 2000; the said Quitclaim deed, by inadvertence or mistake, incorrectly spelled Sam McPherson and should have read Sam McPheron; the said Sam McPherson AKA Sam McPheron AKA Samuel Tolby McPheron is deceased and by his will in case no. 2020-PR-82 in the Chancery Court for Hawkins County, Tennessee, he devised this subject property to Lynn Norris and Patsy Norris; see Order Admitting Will to Probate for Establishment of a Limited Muniment of Title to Real Estate and Personal

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]shville, TN 37212
[illegible] #: D-BWR-20-4644

Property recorded on May 22, 2020 of record in Instrument Number 20200522-0053327, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **4644 Dowdy Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of September, 2020.

Lynn Norris AKA Billy Lynn Norris by Jeremy Lynn Norris his attorney-in-fact

Lynn Norris AKA Billy Lynn Norris,
by Jeremy Lynn Norris His Attorney-in-Fact

Patsy Norris AKA Patricia Netherland Norris, by Jeremy Lynn Norris her attorney-in-fact

Patsy Norris AKA Patricia Netherland Norris, by Jeremy Lynn Norris
Her Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeremy Lynn Norris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Billy Lynn Norris AKA Lynn Norris and Patsy Norris AKA Patricia Netherland Norris and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Lynn Norris AKA Billy Lynn Norris and Patsy Norris AKA Patricia Lynn Norris.

Witness my hand and official seal this 30th day of September, 2020.

Notary Public
My Commission Expires: 8-22-22

Lynda Marvel State of Tennessee Notary Public Rutherford County

SolomonParks File No. 20-000345-529