THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35973-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $279,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2020. Notary Public My Commission Expires:

Kayla R. Johnson — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

WARRANTY DEED

Address New Owner: Brandon Wootten, Kyla Swenson 523 Alta Loma Road Goodlettsville, TN 37072	**Send Tax Bills To:** Wondapot.com 20047 Town Centre Dr. Foothill Ranch, CA 92610	**Tax Information:** Map and Parcel No.: 03304004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa J. Norman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Wootten, unmarried man and Kyla Swenson, unmarried woman, as tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 523 Alta Loma Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 541916 DEEDWARR
12/23/2020 11:47:04 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30

20201223-0152937

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2020.

Melissa J. Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa J. Norman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2020.

Notary Public

My Commission Expires: 8-20-24

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Goodlettsville Heights, Section IV, a plan which is of record in Book 2133, pages 43 and 44, as amended by Instrument No. 20000106-0002045, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet on the westerly side of Alta Loma Road and extends back 314.9 feet on the northerly line and 334.5 feet on the southerly line which is a broken to a line on the rear on which it measures 164.8 feet.

Being the same property conveyed to Melissa J. Norman by deed dated January 7, 2000 from Joe M. Haynes and wife, Barbara N. Haynes of record in Instrument No. 200001210007370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 2147, page 53, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, pages 43 and 44, as amended in Instrument No. 20000106-0002045, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for sanitary sewers of record in Book 4805, page 751, Register's Office for Davidson County, Tennessee.