Name and Address of New Owner:
Debbie Thornton and Susan Thornton Sablesak
PO Box 2868
Franklin, KY 42135

Send Tax Statements To:
Debbie Thornton
PO Box 2868
Franklin, KY 42135

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20092037

Map and Parcel: 104 14 0G 018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall J. Norman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Debbie Thornton and Susan Thornton Sablesak, tenants in common with right of survivorship,** hereinafter called the GRANTEES, 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. 64, Revised Final Plat for Whitworth, Phase 01 as of record in Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property further conveyed to Randall J. Norman by Quitclaim Deed filed for record on October 29, 2020 in Instrument Number 20201029-0125462, of the said Register's Office.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Whitworth of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249 and Book 9778, page 27; All matters set forth in plat of record in Book 7900, pages 140 through 144; By-Laws of Whitworth Homeowner's Association, amended in Instrument Number 20020812-0097386; Dedication of common area to Whitworth Homeowners' Association of record in Book 9778, pages 29 and 32; Charter of Incorporation of Whitworth Homeowners' Association of record in Book 8090, page 691 and as amended in Book 8283, page 523; Easement for water mains and appurtenances of record in Book 7868, page 959; Sewer Easement of record in Book 3467, page 194; all of said Register's Office.

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.

This is improved property known as: 26 Bosley Oaks, Nashville, TN 37205

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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.

Karen Johnson Davidson County
Batch# 543042 DEEDWARR
12/29/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20201229-0153909

WITNESS my hand this 22nd day of December, 2020.

Randall J. Norman

Randall J. Norman

State of Tennessee

County of Hamilton

Personally appeared before me, Randall J. Norman with whom I am personally acquainted, and who acknowledged that ~~she~~ he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 of December, 2020.

Notary Public
My Commission Expires: 11/13/2023

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $745,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22 day of December, 2020.

Notary Public
My Commission Expires: 11/13/2023

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY