PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 544525 DEEDWARR
01/04/2021 11:54:37 AM 6 pgs
Fees: $33.00 Taxes: $1,128.50
20210104-0000522

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61565
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Frances Rudy 2613 Belmont Blvd. Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 07307007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stanton E. Norfleet, Anthoinette N. Campbell, Paulette N. Wassel and Elizabeth N. Waldrop, as Co-Trustees of The Norfleet Trust Agreement U/A dated May 23, 2002,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Frances Rudy,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Sunset View, Section Six, of record in Book 2900, pages 54 and 55, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman E. Norfleet and wife, Edcois C. Norfleet, by Warranty Deed from Byron E. Markle and wife, Janet S. Markle, dated July 9, 1973, of record in Book 4726, page 119, Register's Office for Davidson County, Tennessee. The said Herman E. Norfleet has since died. By Quitclaim Deed dated August 20, 2015, recorded August 25, 2015, of record in Inst. No. 20150825-0086017, said Register's Office, subject property was conveyed to Edcois C. Norfleet, as Trustee of the Norfleet Trust Agreement U/A dated May 23, 2002.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, pages 54 and 55, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6489, page 501, said Register's Office.

This is improved property, known as 2708 Donna Hill Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
T. F. # T-BK-20-2708

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23 day of December, 2020

Stanton E. Norfleet

Stanton E. Norfleet, Co-Trustee

Anthoinette N. Campbell, Co-Trustee

Paulette N. Wassel, Co-Trustee See Attached

Elizabeth N. Waldrop, Co-Trustee

State of Tennessee

County of Wilson

On this 23 day of December, 2020 before me the undersigned authority, personally appeared **Stanton E. Norfleet, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

HEATHER B. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires February 10, 2021

My Commission Expires: Feb 10, 2021

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Anthoinette N. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Paulette N. Wassel, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2020

Stanton E. Norfleet, Co-Trustee

Anthoinette N. Campbell
Anthoinette N. Campbell, Co-Trustee

Paulette N. Wassel, Co-Trustee See attached

Elizabeth N. Waldrop, Co-Trustee

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Stanton E. Norfleet, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of KNOX

On this23 day of December, 2020 before me the undersigned authority, personally appeared **Anthoinette N. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: June 30, 2021

EMILEE JONES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Paulette N. Wassel, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2020

Stanton E. Norfleet, Co-Trustee See attached

Anthoinette N. Campbell, Co-Trustee

Paulette N. Wassel

Paulette N. Wassel, Co-Trustee

Elizabeth N. Waldrop, Co-Trustee

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Stanton E. Norfleet, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Anthoinette N. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 23rd day of December, 2020 before me the undersigned authority, personally appeared **Paulette N. Wassel, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Monica L Barfield
Notary

My Commission Expires: 3/8/2021

MONICA L. BARFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 2020

_____
Stanton E. Norfleet, Co-Trustee See attached

_____
Anthoinette N. Campbell, Co-Trustee

_____
Paulette N. Wassel, Co-Trustee

Elizabeth N Waldrop
Elizabeth N. Waldrop, Co-Trustee

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Stanton E. Norfleet, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Anthoinette N. Campbell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of _____

On this____ day of December, 2020 before me the undersigned authority, personally appeared **Paulette N. Wassel, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Kentucky

County of Christian

On this 23 day of December, 2020 before me the undersigned authority, personally appeared **Elizabeth N. Waldrop, Co-Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Candra West
Notary

My Commission Expires: 10/02/2023

CANDRA WEST
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
ID # 632831
MY COMMISSION EXPIRES OCTOBER 2, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Stephanie Waddell
Affiant

Sworn and subscribed before me this 29th day of December, 2020.

Notary

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY