THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132749**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 590273 DEEDWARR
03/11/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210311-0032373

WARRANTY DEED

Address New Owner: Tyler B. Games and Britain L. Games 248 Tanksley Avenue Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 14 0 026.00

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, **Shaun M. Norris and Sarah B. Norris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler B. Games and Britain L. Games, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 9 of Block E, on the Map of Woodbine Courts, Part 2, not of record and described as follows:

Beginning at a point in the Northerly margin of Tanksley Avenue at the common corner of Lots 9 and 10; thence with the line between said lots, Northerly 155.5 feet; thence Westerly 85 feet to the corner of Lot Numbers 8 and 9; thence with the line between said lots, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the North margin of Tanksley Avenue; Easterly 85 feet to the beginning.

Being the same property conveyed to Shaun M. Norris and Sarah B. Norris, Husband and Wife, by Warranty Deed from Eugene A. Collins, of record in Instrument No. 20150714-0068366, in the Register's Office of Davidson County, Tennessee, dated July 7, 2015 and recorded on July 14, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

This is improved property located at 248 Tanksley Avenue Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

Shaun M. Norris

Sarah B. Norris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun M. Norris and Sarah B. Norris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY