THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233360**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2021. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 601439 DEEDWARR 03/26/2021 02:03:30 PM 3 pgs Fees: $18.00 Taxes: $1,139.60 20210326-0040303	

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: George P. Kougias Jr. and Jessica Connors 5021 Singing Hills Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 176-05-0B-108.00 CO

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, **Lorna J. Noren, Surviving Co-Trustee of the George R. and Lorna J. Noren Revocable Living Trust, dated November 8, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George P. Kougias Jr., an unmarried man and Jessica Connors, an unmarried woman**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 203, as shown on the map entitled Hickory Woods Estates Section "C", of record in Plat Book 6900, pages 885 thru 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to George R. Noren and wife, Lorna J. Noren, by deed from Continental Development and Construction, Inc., a Tennessee Corporation, of record in Instrument No. 19991223-0306614 , dated December 21, 1999 , said Register's Office.

George R. Noren and wife, Lorna J. Noren conveyed their interest to George R. Noren and Lorna J. Noren as Trustees of the George R. and Lorna J. Noren Revocable Living Trust by deed of record in Instrument No. 20111219-0098568, dated November 8, 2011, said Register's Office.

George R. Noren died on or about October 15, 2012.

Lorna J. Noren, surviving Co-Trustee of the George R. and Lorna J. Noren Revocable Living Trust dated November 8, 2011, erroneously of record as George R. Noren and Lorna J. Noren as Trustees of the George R. and Lorna J. Noren Revocable Living Trust, conveyed her interest to Lorna J. Noren, a widow, of record in Instrument No. 20150121-0005919, dated January 14, 2015, corrected by Affidavit of record in Instrument No. 20150817-0082249, said Register's Office.

Lorna J. Noren conveyed her interest to Lorna J. Noren, surviving co-trustee of the George R. and Lorna J. noren Revocable Living Trust, by deed of record in Instrument No. 20150817-0082250, dated August 13, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 176-05-0B-108.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 885-887, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7823, page 857, Book 9616, page 470, Book 9616, page 477, Book 7857, page 94, re-recorded in Book 7876, page 75, and Book 9678, page 18 7 and Book 9764, page 44, said Register's Office.

Rules and Regulations of record in Instrument No. 20010614-0062710 and Instrument No. 20011015-0111957, said Register's Office.

By-Laws of record in Book 7932, page 648, Instrument No. 20010614-0062710 and Instrument No. 20031010-0150800, said Register's Office.

This is improved property located at 5021 Singing Hills Drive Antioch TN 37013

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 25th day of March, 2021.

The George R. and Lorna J. Noren Revocable Living Trust, dated November 8, 2011

Lorna J Noren co-trustee

By: Lorna J. Noren, Surviving Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorna J. Noren, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Surviving Co-Trustee of The George R. and Lorna J. Noren Revocable Living Trust, dated November 8, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of March, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021