THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 618349 **DEEDWARR**
04/19/2021 03:10:53 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210419-0052259

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00.

Kevin B. Norris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin B. Norris	Kevin B. Norris	MAP 041-11-0
1216 Rugby Drive	3909 Bellshire Ct.	PARCEL 093.00
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, **Elizabeth L. Tomlin unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin B. Norris, unmarried**

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. 368 on the Plan of Bellshire Estates of record in Plat Book 2331, Page (s) 115 and 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 368 fronts 167.8 feet on the Northeasterly side of Rugby Drive and runs back between lines 265.6 feet on the North-Westerly line and 260.4 feet on the North Westerly line and 260.4 feet on the South Easterly line to a dead line in the rear on which it measures 159 feet.

Being the same property conveyed to James A. Tomlin by Warranty deed from Darwin E. Dick and wife, Bessie B. Dick of record in Book 3033, page 66, Register's Office for Davidson County, Tennessee, dated March 17, 1960 and recorded on March 18, 1960.

Being the same property conveyed to Elizabeth L. Tomlin by Quitclaim deed from James A. Tomlin of record in Book 4313, page 394, Register's Office for Davidson County, Tennessee, dated February 26, 1969 and recorded on February 27, 1969.

The said James A. Tomlin having since died on July 5, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1216 Rugby Drive, Nashville, TN 37207.**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my hand this the 9th day of April, 2021.

Elizabeth L Tomlin, by Priscilla C Isenhour, Attorney in fact
Elizabeth L. Tomlin by Priscilla C. Isenhour, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2021.

My Commission expires _____ _____
Notary Public

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 **Priscilla C. Isenhour** 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 on behalf of **Elizabeth L. Tomlin**, as her Attorney in Fact, as the free act and deed of the within named **Elizabeth L. Tomlin**.

Witness my hand and official seal this the 9th day of April, 2021.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

_____
Notary Public