Karen Johnson Davidson County
Batch# 661182 DEEDWARR
06/21/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210621-0083452

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilk

The actual consideration or value, whichever is greater, for this transfer is $670,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2021

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher I Wilkins **Maria V Willkins**	U.S. Bank National Assoc.	**11200014400**
456 Deer Ridge Lane	9380 Excelsior Blvd 3rd Fl.	
Nashville, TN 37221	Hopkins, MN 55343	

FOR AND IN 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 ACKNOWLEDGE, WE,

Eric Norman and Marylynne Norman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher I. Wilkins and Maria V. Wilkins, husband and wife

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, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a tract of land served by an unnamed easement road which existed with gravel prior to July 1, 1984 and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property described as follows: Beginning at an iron pin in the center of Gerry Easement Road being measured along the centerline of Gerry Easement Road 616.54 feet in a Northwesterly direction from a point being measured along the centerline of an easement road 536.47 feet in a Northerly and Northeasterly direction from an iron pin in the center of said easement road which joins the road described in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs's Northwest corner as shown in Book 5976, Page 555, said Register's Office; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns, but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: First with a curve running along the centerline of Gerry Easement Road 665.92 feet in a Northerly direction to a point; thence continuing in the centerline of said Gerry Easement Road Northeasterly with a curve 162.44 feet and North 65 deg. 33' 24' East 81.92 feet to a point and with a curve in a Northeasterly direction 242.61 feet and North 45 deg. 3' 45' East 162.50 feet all with the centerline of Gerry Road to a point; thence leaving Gerry Road, South 44 deg. 56' 15" East 498.95 feet to an iron pin; thence South 50 deg. 28'4" West 1137.42 feet to the point of beginning.

Together with any and all rights of ingress/egress over Gerry Easement Road, now known as Deer Ridge Road as may be currently vested in Grantor, as described above, and subject to the same duties outlined in Book 5393, page 898 and Instrument No 20160112-0003061, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Norman and Marylynne Norman, husband and wife, by Warranty Deed from Richard Thomas Moore, Jr. and Royanne Atkinson Moore, husband and wife, dated November 18, 2019, of record in Instrument No. 20191122-0120671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 456 Deer Ridge Lane, Nashville, TN 37221.

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 in 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.

Eric Norman Date: 6/17/21

Eric Norman

Marylynne Norman Date: 6/17/21

Marylynne Norman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Eric Norman and Marylynne Norman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY