THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

After Recording Return To:
Jeff Norton and Allison E. Norton
119 47th Avenue North
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 676890 **DEEDWARR**
07/14/2021 02:55:31 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00

20210714-0094866

File Number: 2021-07-40
Parcel ID: 103-03-0-266

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Jeff Norton & Allison E. Norton<br>119 47th Avenue North<br>Nashville, TN 37209 | Jeff Norton & Allison E. Norton<br>119 47th Avenue North<br>Nashville, TN 37209 | Map/Parcel<br>103-03-0-266 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marvin Gentry, unmarried man, and Ted B. Clark, unmarried man,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jeff Norton and Allison E. Norton, husband and wife**, ("Grantee") all of thier right, title and interest in and to that certain real property known as 119 47th Avenue North, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 7, 8, 9, and the easterly 40 feet of Lot No. 10 of Block 19 on the plan of Sylvan Park of record in Book 332, page 104, Register's Office, Davidson County, Tennessee. Said Lots Nos. 7, 8, 9 and part of Lot No. 10 front together 200 feet on the northerly side of Colorado Avenue and extend back between parallel lines with the westerly margin of 47th Avenue North, 160 feet to an alley. Being the same property conveyed to Ted B. Clark and Marvin Gentry as joint tenants with right of survivorship by Warranty Deed from Paul J. Luehrsen and wife, Saralyn W. Luehrsen, dated April 30, 2013 and recorded on May 2, 2013, of record in Inst. No. 20130502-0044398, Register's Office for Davidson County, Tennessee.

Grantor's title recorded on May 2, 2013 in the Davidson County Recording Office at Inst. No. 20130502-0044398.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of July, 2021.

Marvin Gentry

Ted B. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2021, before me personally appeared Marvin Gentry and Ted B Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of July, 2021.

Notary Public
My commission expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022