Karen Johnson Davidson County
Batch# 700720 DEEDWARR
08/19/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,003.40
20210819-0112283

2817

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736339**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,082,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2021. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Emily Chirico Deal and Drew Jacob Deal 5100 Nevada Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ c/o LEGACY HOME LOANS, LLC 4004 HILLBORO PIKE, STE 216-B NASHVILLE, TN 37215	Tax Information: Tax Parcel ID No. 091-15-0-177.00

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, **Jeff Norton and Allison Norton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emily Chirico Deal and Drew Jacob Deal, wife and husband**, ("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 part of Block No. 11 on Realty Savings Bank and Trust Company's Revised Plan of West End Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee , described as follows:

Beginning on the Northerly margin of Nevada Avenue at a point 150 feet West of the Northwest corner of said Avenue and 51st Avenue North; thence with the Northerly margin of Nevada Avenue, Westwardly 50 feet to the Southeast corner of the property conveyed to Fanny D. Murphy of record in Book 1308, Page 164, Register's Office for Davidson County, Tennessee; thence with the Easterly line of Murphy Northwardly 180 feet to the Southerly margin of an alley; thence with the Southerly margin of said alley, Eastwardly 50 feet; thence Southwardly 180 feet to the beginning.

Being the same property conveyed to JEFF F. NORTON AND SPOUSE, ALLISON G. EADDY, by deed from MATTHEW F. STRADER, of record in Instrument No. 20050415-0042337 , dated April 13, 2005 , said Register's Office.

JEFF F. NORTON AND SPOUSE ALLISON G. EADDY conveyed their interest to JEFF NORTON AND ALLISON NORTON, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20140206-0010716, dated January 31, 2014, 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. 091-15-0-177.00.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20070426-0049900, said Register's Office.

This is improved property located at 5100 Nevada Avenue Nashville TN 37209

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 18th day of August, 2021.

Jeff Norton

Allison Norton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Norton and Allison Norton, 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 18th day of August, 2021.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/19/2021 (date ~~of document~~).

Affiant Signature

08/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025