Karen Johnson Davidson County
Batch# 708888 DEEDWARR
09/01/2021 03:21:15 PM 3 pgs
Fees: $18.00 Taxes: $6,123.50
20210901-0118097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210560-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert E. Norton and Karen S. Norton	Robert E. Norton and Karen S. Norton	116-11-0-081.00
(NAME) 330 Walnut Drive	(NAME) 330 Walnut Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID M. SCHULL AND KATHARINE N. SCHULL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. NORTON AND KAREN S. NORTON, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 330 Walnut Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-SB-7-21-330

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 our hands this 31 day of August, 2021.

David M. Schull

Katharine N. Schull

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of August, 2021, before me personally appeared David M. Schull and Katharine N. Schull to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of August, 2021.

Commission Expires:

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Walnut Grove Subdivision of record in Book 974, Page 2, Register's office for Davidson County, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 100 feet on the Easterly margin of Walnut Drive and extends back 207 feet on the Northerly line and 210 feet on the Southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to David M. Schull and spouse, Katharine N. Schull by Warranty deed from William Owen Joyner and spouse, Amy McClain Joyner of record in Book 10496, page 896, Register's Office for Davidson County, Tennessee, dated June 13, 1997 and recorded on June 19, 1997. (Value or consideration shown in aforementioned deed $339,000.00.) Being also known as 330 Walnut Drive Nashville, Tennessee 37205.

Being the same property conveyed to N/A by _____ in an instrument dated _____ and recorded _____ in _____.