Karen Johnson Davidson County
Batch# 736506 DEEDWARR
10/14/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20211014-0138408

PA
STATE OF ~~TENNESSEE~~
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF ~~SEPTEMBER~~ October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/17/23
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02875

Address of New Owner:	Send Tax Bills to:	Tax Information:
Boulton Properties LLC, a Delaware limited liability company 2325 Pointe Parkway, Ste 250 Carmel, IN 46032	NEW OWNER	063 04 0 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jack Norris and wife, Shelbey Norris**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Boulton Properties LLC, a Delaware limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land located in the 11th Council District of Nashville, Davidson County, Tennessee at the Northeast corner of Clifton Court and Paula Drive, said land being a part of Lot 17, Clifton Place (Book 2854, Page 86 R.O.D.C. TN) described according to a boundary survey dated 10-25-11 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN RLS #1838) as follows:

Beginning at an iron rod (new) on the Easterly margin of Clifton Court, said rod being the common front corner of Lots 17 & 18, Clifton Place (Book 2854, Page 86 RODC, TN) which is located S 21 14' 34" W 240.00 feet from an iron rod (old), a point of curvature located in Lot 20 of said Clifton Place, said Lot 18 being owned by April Smith (Instrument # 20090925-0089465 RODC, TN); thence with the line between said Lot 17 & 18 S 68 18' 17" E 125.00 feet to an iron rod (new) at the common rear corner of said lots 17 & 18 in the Westerly line of Lot 2, Laurel Heights Subdivision (Book 3600, page 44 RODC, TN) owned by Steven J. Allen & Elizabeth C. Allen (Instrument# 20090625-0059509 RODC TN) Thence with said Lot 2 S 21 14' 34" W 60.00 feet to an iron rod (new) on the Northerly margin of Paula Drive (40' wide ROW); thence with said margin, severing said Lot 17, N 68 18' 17" W 125.00 feet to an iron rod (new) at the Northeast ROW intersection of said Paula Drive & Clifton Court; thence with the Easterly margin of said Clifton Court N 21 14' 34" E 60.00 feet to the point of beginning the described tract containing 7500.00 SQ feet or 0.17 acres more or less.

Being the same property conveyed to Jack Norris, a single man, by Warranty Deed from Shawna Fellows, and Nathan Rader, of record in Instrument No. 20160407-0033278, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 07, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 97 Paula Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of September, 2021

Jack Norris

Shelbey Norris

STATE OF TENNESSEE

COUNTY OF Wilson

On this 29th day of September, 2021, before me personally appeared Jack Norris and Shelbey Norris, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 11/20/2023

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **09/29/2021** (date of document).

Samantha Herrmann
Affiant Signature

10/12/2021
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1282568
Member, Pennsylvania Association of Notaries