THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Ste 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of ~~September~~ October, 2021.

Notary Public
My Commission Expires: 06-17-2024

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 738517 DEEDWARR
10/18/2021 11:04:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211018-0139499

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J. Stephen Norton 895 Robertson Academy Road Nashville, TN 37220	New Owner	Tax Parcel ID No. 131 11 0 018.00

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, **Virginia N. Rodgers and J. Stephen Norton, each, individually, a 50% undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Stephen Norton**, ("Grantee"), its 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 Lot No. 51 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82 in the Register's Office of Nashville, Davidson County, Tennessee.

Beginning at a point in the Westerly margin of Belmont Park Terrace at the corner of Lots 51 and 52; thence with the line between said lots westerly 227.5 feet to a corner of Lots 50 and 53; thence with the line between lots 50 and 51, northerly 198.2 feet to the South Margin of Belmont Park Court; thence with the margin of the same, easterly around a slight curve 165.7 feet to the beginning of a curve; thence around said curve, southeasterly 40.7 feet to the westerly margin of Belmont Park Terrace; thence with the margin of the same southerly around a slight curve 218 feet to the point of beginning.

Being the same property conveyed by Co-Trustees Quitclaim Deed to Virginia N. Rogers and J. Stephen Norton, each, individually, a 50% undivided interest by Virginia N. Rogers and j. Stephen Norton, Co-trustees of the Alma A. Norton Family Trust, under the Last Will and Testament of Alma A. Norton dated August 6, 1999, which was admitted to Probate on February 5, 2021, the Seventh Circuit Court, Probate Division, for Davidson County, and assigned the case number 21P71, of record in Instrument No. 20210914-0122918, Register's Office for Davidson County, Tennessee.

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.

Said property is conveyed subject to the restrictions, limitations and easements set out in an instrument of record in Book 2249, page 184, said Register's Office, and also subject to the owner's certificate as set out on the plan of said Subdivision which is of record in Book 2133, pages 81 and 82, said Register's Office

This is improved property located at 4527 Belmont Park Terrace Nashville TN 37215.

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 21st day of September, 2021.

Virginia N. Rodgers

J. Stephen Norton

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia N. Rodgers, 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 21 day of September, 2021.

Notary Public
My Commission Expires: March 23, 2023

CLISTA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires MARCH 29, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Stephen 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 21 day of September, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024