This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14455-RR

Karen Johnson Davidson County
Batch# 757379 DEEDWARR
11/18/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,091.68
20211118-0153487

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14455-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,320.00.

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2021.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carey Frances Reed 7917 Amber Hills Lane Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	156 01 0A 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shawn Azam, unmarried, and Kristin L. Goodrich f/k/a Kristin Azam, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carey Frances Reed, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Amber Hills Subdivision of record in Plat Book 7900, Page 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn Azam and Kristin Azam, husband and wife, by Warranty Deed from Amanda Kincaid Bissett, Executrix of the Estate of Warren Norvell, of record in Instrument No. 20200713-0076165, in the Register's Office of Davidson County, Tennessee, dated July 09, 2020 and recorded on July 13, 2020. Warren J. Norvell since died on May 14, 2019 as shown as on the Probate Court for Davidson County, Tennessee, Docket No. 19P1045. The said Kristin Azam is now known as Kristin L. Goodrich pursuant to that certain court order issued on November 1, 2021 by the Fourth Circuit Court for Davidson County at Nashville, Docket No. 21D1427.

Being the same property conveyed to Warren J. Norvell, a single person by Warranty Deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, of record in Book 8815, Page 210, in the Register's Office of Davidson County, Tennessee, dated December 14, 1992 and recorded on December 16, 1992.

This is improved property located at: **7917 Amber Hills Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 10th day of November, 2021.

GRANTOR:

Shawn Azam

Kristin L. Goodrich, FKA Kristin Azam

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn Azam and Kristin L. Goodrich, FKA Kristin Azam , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of November, 2021.

CHARLES D LIGHT IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11-10-21.

Affiant Signature

11-12-21
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024