| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 211138285**<br><br>Karen Johnson Davidson County<br>Batch# 769443 DEEDWARR<br>12/07/2021 03:01:34 PM 2 pgs<br>Fees: $13.00 Taxes: $1,979.50<br>20211207-0162297 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.<br>Brian Mitchell<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of November, 2021.<br>Stacey Denson Palmer<br>Notary Public<br>My Commission Expires:<br>STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Danielle Kyle and Andrew Vaughan<br>1112 Inglewood Drive<br>Nashville TN 37216 | Send Tax Bills To:<br>NEW OWNER | Tax Information:<br>Tax Parcel ID No.<br>061-03-0-183.00 |

**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, **John Tyler Norris** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle R. Kyle, single and Andrew N. Vaughan, single as joint tenants with rights of survivorship** ("Grantees"), their 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 the Westerly one-half Lot No. 24, all of Lot No. 25 and the Easterly one-half of Lot No. 26 on the Plan of Inglewood Heights Subdivision of record in Plat Book 1424, Page 85, in the Register's Office for Davidson County, Tennessee.

Being at a point in the South Margin of Inglewood Drive, said point being 30 feet East of the corner of Lots Nos. 26 and 27; thence Southerly and parallel to the line between said Lots 26 and 27, 170 feet to a point; thence Eastwardly and parallel to the South margin of Inglewood Drive, 120 feet to a point; thence Northwardly 170 feet to the South margin of Inglewood Drive; thence with the margin of the same Westwardly 120 feet to the point of beginning.

Being the same property conveyed to John Tyler Norris, an unmarried person by Quitclaim deed from William Kyle Summers, an unmarried person of record in Instrument No. 20210809-0106881 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 09, 2021.

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.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property located at 1112 Inglewood Drive Nashville TN 37216

**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.

Return to:
Cody Title and Escrow, LLC
1112 21st Avenue South
Nashville, TN 37212
File No. 0-VRES-21-1112

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 30th day of November, 2021.

John Tyler Norris

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Tyler Norris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

