WARRANTY DEED

Karen Johnson Davidson County
Batch# 773527 **DEEDWARR**
12/14/2021 12:49:49 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20211214-0165203

J-CR-21-2226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Molett	"Same Owner"	
(NAME)	(NAME)	**118-4-260.00**
2226 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT F. NORRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK MOLETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 230 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert F. Norris by Warranty Deed from Carl E. Porter and wife, Lisa M. Porter recorded May 18, 2021 in Instrument No. 20210518-0067394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Porter and wife, Lisa M. Porter by Warranty Deed from Steven C. Matthews, unmarried, recorded September 8, 1999 in Book 11653, Page 686, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2226 Cruzen Street, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17 DAY OF NOVEMBER, 2021.

Robert F. Norris by John Gleaves, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT F. NORRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT F. NORRIS.

Witness my hand and official seal, this the 17th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212