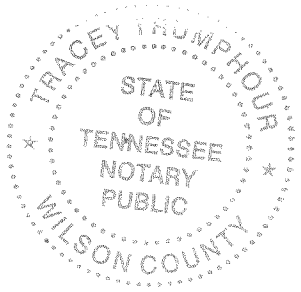
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauri Hodges	Lauri Hodges	
(NAME)	(NAME)	
304 Willow Bough Drive	304 Willow Bough Drive	064-02-0-108.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, **I John Norris, an unmarried man, a unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lauri Hodges, an unmarried woman, an unmarried woman**, hereinafter called the GRANTEE(S), her 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 328 on the Plan of Brandywine Farms Subdivision, Section 19, of record in Book 5050, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to John Norris, unmarried by Quitclaim Deed from John D. Norris and wife, Karla J. Norris, dated 12/15/2006 and recorded 12/27/2006, of record in Instrument 200612270158998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5050, Page 12; Covenants, conditions, easements and restrictions recorded in Book 5088, Page 362, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 308 Willow Bough Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 784482 DEEDWARR
01/04/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220104-0001423

202201040001423

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), her 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), her 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.

Effective the 28th day of December, 2021.

John Norris

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Norris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of December, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202201040001423

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 12-28-21.

Tracey Trumphour
Affiant
Date: 12-28-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY