Karen Johnson Davidson County
Batch# 828475 DEEDWARR
03/25/2022 09:47:08 AM 2 pgs
Fees: $13.00 Taxes: $1,474.45
20220325-0034558

Name and Address of New Owner:
Diana Barton
303 Oriel Ave.
Nashville, TN 37210

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Stones River Title Company, LLC dba Woodland Title & Escrow
861 McArthur Street
Manchester, TN 37355

Map & Parcel No:119-01-0-373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janice Rodriguez N/K/A Janice Norquest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Diana S. Barton, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Overhill City and W. H. Fox Subdivision of Certain Blocks in Cumberland Nurseries Subdivision, as of record in Book 332, Page 21, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the Southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Janice Rodriguez by Deed dated October 12, 2004 from Carlos Rodriguez, recorded November 4, 2004, in Instrument Number 20041104-0133108, in the Official Records of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 303 Oriel Avenue, Nashville, TN 37210

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Daniel Norquest, husband of Janice Norquest, does hereby join in the execution of this Warranty Deed for the purpose of relinquishing any and all marital rights he has to the property.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of March, 2022.

Janice Norquest (SEAL)

Daniel Norquest (SEAL)

STATE OF TENNESSEE
COUNTY OF COFFEE

On this 9th day of March, 2022, before me personally appeared Janice Norquest and Daniel Norquest, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2022.

Notary Signature
My commission expires: 3-5-23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $398,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of March, 2022.

Notary Public
My commission expires: 7-9-24
File No. 2022-02-1302

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY