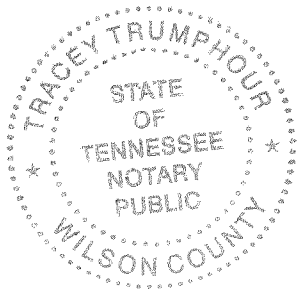
WARRANTY DEED



Karen Johnson Davidson County
Batch# 835814 DEEDWARR
04/06/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220406-0040136

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Norris	NEW OWNER	05107002500
(NAME)	(NAME)	
410 W Due West Avenue	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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/we **Glenna Ray Gant, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard L. Norris, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A small track of land in the 11th Civil District of said County and State, being known as Lot No. 9 on the Map of the Subdivision of the Beasley Property, Section One, not of record, as follows:

Beginning at a point in the north line of Due West Avenue, at the corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 350 feet to a point; thence westerly 200 feet to the corner of Lots Nos. 8 and 9; thence with the line between said lots, southerly 350 feet to the north margin of Due West Avenue; thence with the margin of the same, easterly 200 feet to the beginning.

Being the same property conveyed to Donald W. Gant and wife, Glenna R. Gant by Warranty Deed from Paul M. Hodgson, Jr. and wife, Joan H. Hodgson, dated 10/23/1970 and recorded 10/27/1970, of record in Book 4454, Page 985, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce entered in the Case of Donald Wayne Gant V/S Glenna Ray Gant, Case No. 78343, of record in Book 5117, Page? 623, Register's Office for Davidson, Tennessee

Subject To Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 5132, Page 368, 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 ☒ 410 W Due West Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 23rd day of March, 2022.

Glenna Ray Gant

Glenna Ray Gant

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 **Glenna Ray Gant,** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of March, 2022.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

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

202204060040136

$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 3-23-22.

Tracey Trumphour
Affiant
Date: 3-23-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY