Karen Johnson Davidson County
Batch# 838178 DEEDWARR
04/12/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220412-0041915

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. TR-22-2135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elise Norton & Christopher Norton	Same As New Owner	
(NAME)	(NAME)	
2006 Riverside Drive	2006 Riverside Drive	072-11-0-148.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alison Jefferson and Matthew Jefferson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elise Norton, a single woman and Christopher Norton, a married man, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 174 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 174 fronts 50 feet on the West side of Riverside Drive and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Alison Jefferson and Matthew Jefferson, wife and husband by Quitclaim deed from Alison wolton n/k/a Alison Jefferson, a married woman of record in Instrument No. 20210830-0116405 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 30, 2021.

This is property more commonly known as 2006 Riverside Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 24th day of March, 2022.

Alison Jefferson

Matthew Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2022, before me personally appeared Alison Jefferson and Matthew Jefferson, 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 24th day of March, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the 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 **March 24, 2022**.

Affiant Signature

March 24, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON