Karen Johnson Davidson County
Batch# 847101 DEEDWARR
04/28/2022 10:31:56 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220428-0049102

Name and Address of New Owner:
Dean Tozer
2100 Elderton Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-12-0-221.00

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, **Debora Norris, Tiffany Coursey, Sherrie McNeil, Megan Smartt, Joshua Smartt, and Amanda Norris, Heirs of Ann Norris, deceased**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dean Tozer, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Thomas W. Jarrell's Two Lot Subdivision, of record in Book 4885, Page 62, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Norris by Warranty Deed from Dominick Dimeola, Jr. and wife, Lynette Dimeola of record in Book 8385, page 45, Register's Office for Davidson County, Tennessee, dated June 26, 1991 and recorded on June 27, 1991. (Value or consideration shown in aforementioned deed $73,000.00.)

Said Ann Norris died intestate, having died on or about November 10, 2012. See Affidavit of Heirship recorded on March 23, 2022 in Instrument No. 20220323-0033137 and Instrument No. 20220428-0049096 Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits of Heirship, Ms. Norris was survived by Sherrie McNeil, Debora Norris, Teresa Ingram, Amanda Norris, and Michelle Smartt. Teresa Ingram is now deceased, having died on or about November 6, 2021. See Affidavits of Heirship recorded in Instrument No. 20220428-0049100 and Instrument No. 20220428-0049101, Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits of Heirship, Ms. Ingram was survived by Tiffany Coursey. Michelle Smartt is now deceased, having died on or about September 21, 2017. See Affidavits of Heirship of record in Instrument No. 20220428-0049097 & 20220428-0049099 and instrument No. 20220428-0049099 Register's Office for Davidson County, Tennessee. Per the aforementioned Affidavits of Heirship, Ms. Smartt was survived by Megan Smartt and Joshua Smartt.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2022.

Heirs of the Estate of Ann Norris, Deceased

By: _____ (SEAL)
Debora Norris, heir-at-law

By: _____ (SEAL)
Tiffany Coursey, heir-at-law

By: Sherrie McNeil (SEAL)
Sherrie McNeil, heir-at-law

By: Megan Smartt (SEAL)
Megan Smartt, heir-at-law

By: _____ (SEAL)
Joshua Smartt, heir-at-law

By: _____ (SEAL)
Amanda Norris, heir-at-law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debora Norris, Tiffany Coursey, Sherrie McNeal, Megan Smartt, Joshua Smartt, and Amanda Norris, Heirs of the Estate of Ann Norris, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $420,000.00, 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
26th day of April, 2022.

Notary Public
My commission expires:_____



File No. GNT-22-2173