WARRANTY DEED

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Dauphin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **310,000.00**

Matthew Norton
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **3rd day of May, 2022**

Notary Public

MY COMMISSION EXPIRES: 12/11/2024

(Affix Seal)

Commonwealth of Pennsylvania - Notary Seal
PRECIOUS M DWEH-BARNARD - Notary Public
Dauphin County
My Commission Expires December 11, 2024
Commission Number 1389308

Karen Johnson Davidson County
Batch# 853847 DEEDWARR
05/11/2022 02:49:50 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220511-0054229

C22-059

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ardia Baker		
2284 Nashboro Blvd	**Same as Owner**	**135-12-0E-246.00**
Nashville, TN 37217		
(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,WE, **Matthew Norton, an Unmarried Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Ardia Baker, an Unmarried Woman,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2284 Nashboro Blvd, Nashville, Nashville, TN 37217. Said property is being described as follows:

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Nashboro Village at Fairway Pointe, Tract 21, Phase Two, of record in Plat Book 4660, Page 159 and shown an amended in Instrument No. 200502222-0018814, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jessica L. Farlow and Bryan G. Farlow, Wife and Husband by deed of recored in Instrument No. 20150915-0093554, said Register's Office for said County.

Being the same property conveyed to Matthew Norton, an Unmarried Man by Warranty Deed from Jessica L. Farlow and Bryan G. Farlow, Wife and Husband dated 12/20/2019 and filed for record on 12/30/2021 of record in Instrument No. 20191230-0134363 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **2284 Nashboro Blvd, Nashville, TN 37217**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 3rd day of May, 2022.

Matthew Norton

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Norton** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2022.

Commission Expires: 12/11/2024

Notary Public

Commonwealth of Pennsylvania - Notary Seal
PRECIOUS M DWEH-BARNARD - Notary Public
Dauphin County
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