Karen Johnson Davidson County
Batch# 854118 DEEDWARR
05/12/2022 10:43:12 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20220512-0054608

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1136

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicole Norton, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rita Spellings, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Gibson Heights of record in Book 1835, Page 133, in the Register's Office for Davidson County, described as follows:

Beginning on the Northwesterly margin of Cooper Lane at the corner at the lots Nos. 27 and 28; thence with the line between said two lots, Northwestwardly 159.08 feet to the Southeasterly line of lot No. 23; thence with same, Southwestwardly 26 feet to a concrete monument at the corner of lot Nos. 23 and 24; thence with the line between lots Nos. 24 and 27, Southwestwardly 50.5 feet to the corner of lots Nos. 26 and 27; thence with the line between said two lots, Southeastwardly 148.55 feet to the Northwesterly margin of Cooper Lane; thence with same, Northeastwardly 122 feet to the beginning.

Being the same property conveyed to Nicole Norton, a single woman by Warranty deed from W.C. Anderton, and wife, Sue Turner Anderton of record in Instrument No. 20170523-0051142 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 23, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2409 Cooper Lane, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Rita Spellings
2409 Cooper Lane
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
073-09-0-022.00

WITNESS THE EXECUTION HEREOF this 10th day of May, 2022.

Nicole Norton

State of Tennessee)
County of Davidson)

On this 10th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicole Norton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 445,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of May, 2022.

Notary Public

My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025