This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike Ste. 823
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 866356 **DEEDWARR**
06/02/2022 12:00:10 PM 1 pg
Fees: $13.00 Taxes: $888.00

20220602-0063786

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

State of Tennessee
County of Davidson
Sales price or actual value whichever is greater, for this transaction is $240,000.00

affiant
Subscribed and sworn to before me, this the 2nd day of June, 2022.

Notary

WARRANTY DEED

Address of New Owner:
Victor Hazelwood
124 Lake Terrace Dr.
Hendersonville, TN 37075

Send Tax Bills To:
OWNER

Map & Parcel:
105-04-0-173.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shawanna Denae Norman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Hazelwood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF

LAND in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 30 and the northerly 20 feet of Lot 31 on the Revised Plan of Trimble's National Hill Addition, as of record in Plat Book 21, Page 121, said Register's Office for said County.

Said part of Lot Nos. 30 and 31 front 40 feet together on the westerly side of Lewis, formerly East Hill Street, and runs back between parallel lines 120 feet to an alley.

Being the same property as conveyed to Shawanna Denae Norman by deed of record in instrument # 20210622-0083856, Davidson County, TN Register's of Deeds Office.

Unimproved (X) known as: **1245 Lewis Street, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

MELISSA JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires December 22, 2025

Witness my/our hand(s) this the 2 day of June, 2022.

Shawanna Denae Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at 2nd, June, this the 2 day of June, 2022.

Notary Public