Karen Johnson Davidson County
Batch# 872433 DEEDWARR
06/16/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220616-0068754

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 9th day of June, 2022.

Notary Public
My commission expires: 11-6-2025

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicolas Elton Brooks 6912 Shelly Trail Nashville, TN 37211	NEW OWNER	172-11-0B 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN W. NORTON AND SARA A. NORTON, TRUSTEES, OF THE NORTON REVOCABLE LIVING TRUST DATED MARCH 10, 2016, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS E. BROOKS AND LILY R. SCHRAMM, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Final plat of Christiansted Valley Reserve, a Cluster Lot Subdivision of record in plat at Instrument No. 20141223-0117560, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean W. Norton and Sara A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated March 10, 2016, and any amendments by Quitclaim Deed dated 09/17/2020, from Kenna P. Niles (unmarried), of record in Instrument No. 20200928-0111478, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6912 Shelly Trail, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of June, 2022.

THE NORTON REVOCABLE LIVING TRUST DATED MARCH 10, 2016

SARA A. NORTON, TRUSTEE

SEAN W. NORTON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sara A. Norton and Sean W. Norton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themself to be the TRUSTEE of the within named bargainor, THE NORTON REVOCABLE LIVING TRUST DATED MARCH 10, 2016, and that they, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the THE NORTON REVOCABLE LIVING TRUST DATED MARCH 10, 2016 by the said Sara A. Norton and Sean W. Norton as such TRUSTEE.

Witness my hand and official seal this 9th day of June, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 June 9. 22.

Hadley Roper
Affiant Signature

06/10/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/10/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal