Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2666

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2022

Notary Public

Commission Expires: _____

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Grace L. Norton and Carson K. Norton 4321 A&B Central Valley Drive Nashville, TN 37076	Hiphomas Residential Mortgage, LTD 950 W. Bethany Dr. Ste 200 Allen, TX 75013	086-16-0-064.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Bob David Denham, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace L. Norton and Carson K. Norton, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Central Valley of record in Plat Book 5800, Page 71, 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 Bob David Denham, unmarried by Warranty deed from Richard D. Whitt, unmarried of record in Book 11620, page 476, Register's Office for Davidson County, Tennessee, dated August 13, 1999 and recorded on August 16, 1999.

Karen Johnson Davidson County
Batch# 875860 DEEDWARR
06/22/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220622-0071232

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4321 A&B Central Valley Drive, Nashville, TN 37076

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 and assigns forever; and we so 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.

Dated this the 15th day of June, 2022.

Bob David Denham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2022, before me personally appeared Bob David Denham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Lindy Lehn, do hereby make oath that I am a licensed attorney and/or 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 6/15/2022 (date of document).

Affiant Signature

6/16/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of June, 2022.

Angela Hyde
Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/2024