Karen Johnson Davidson County
Batch# 888144 DEEDWARR
07/13/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220713-0080502

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$345,000.00

Affiant

Subscribed and sworn to before me this 8 day of July, 2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Barbara Collins
Notary Public
My Commission expires: 11-26-2022
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jiana Kaylee Norton	**Jiana Kaylee Norton**	05910021400
3922 Crouch Dr.,	**3922 Crouch Dr.,**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Danny D. Blackshear and wife, Lisa A. Blackshear,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jiana Kaylee Norton, a single woman,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 05910021400

Being Lot No. 613, on the Plan of Section Five, Phase One, Haynes Manor, of record in Plat Book 4460, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being with the same property conveyed to Danny D. Blackshear and Lisa A. Blackshear, by deed dated December 30, 2010, and recorded January 5, 2011, of record in Instrument Number 20110105-0001277, Register's Office for Davison County, Tennessee.

This is improved (X) unimproved ( ) property known as 3922 Crouch Drive, Nashville, Tennessee 37207.

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, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 hand(s) this 8 day of July 2022.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Danny D. Blackshear, *Grantor*

Lisa A. Blackshear, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, Danny D. Blackshear and Lisa A. Blackshear, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 8 day of July 2022.

Barbara Collins
Notary Public

My commission expires 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 7/8/2022 (date of document).

Affiant Signature

7/13/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

