Karen Johnson Davidson County
Batch# 909033 DEEDWARR
08/26/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,870.35
20220826-0096749

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3722

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,500.00

Shirley Jeane Norvell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2022

Notary Public

Commission Expires: 3.8.2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shirley Jeane Norvell 1226 Chickadee Circle Hermitage, TN 37076	SAME	098-06-0B-026.00

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,

William P. Allen and wife, Judith P. Allen

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

Shirley Jeane Norvell, an unmarried woman

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:

BEING Unit A of Lot 55D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Maxine V. Toy, unmarried to William P. Allen and wife, Judith P. Allen, recorded July 1, 2013, as Instrument No. 20130701-0067658 in Davidson County, Tennessee Register of Deeds.

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: 1226 Chickadee Circle, Hermitage, 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 26th day of August, 2022.

William P. Allen

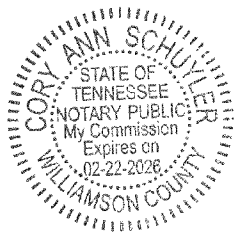
Judith P. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared William P Allen and Judith P Allen, 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 26th day of August, 2022.

Notary Signature
My commission expires: 2-22-2026



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 8-26-22.

Tracey Trumphour
Affiant
Date: 8-26-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of August, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY