WARRANTY DEED

Karen Johnson Davidson County
Batch# 910805 DEEDWARR
08/31/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220831-0098375

File No.: RES-22-7459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Narbonne and Amanda Narbonne	Same as owner	014 00 0 044.00
(NAME)	(NAME)	
3327 LaSalle Avenue St. Cloud, FL 34772		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MEREDITH FUTHEY, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN P. NARBONNE AND AMANDA M. NARBONNE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at an iron pin (old, in the southwesterly margin of Bidwell Road, a corner of a tract of land which belongs to Gayron C. Lytle, having a deed reference in Instrument Number (I.N.) 20140326-0024818, RODCT, the northwest corner of this tract and continuing, as follows: S 32°29'52" E, 361.77 feet to a concrete monument (old), in the southwesterly margin of Bidwell Road, a corner of a tract of land which belongs to Vernon G. Snyder, having a deed reference in Deed Book 6773, Page 808, RODCT; thence with the boundary of said tract of land which belongs to Vernon G. Snyder, as follows: S 59°00'00" W, 409.00 feet; thence, S 40°20'54" W, 629.74 feet to an iron pin (old), a corner of said tract of land which belongs to Vernon G. Snyder, in the northerly boundary of a tract of land which belongs to Gusto Records, Inc., having a deed reference in I.N. 20100226-0014831, RODCT; thence, N 89°07'34" W, 115.10 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Gusto Records, Inc., a corner of said tract of land which belongs to Gayron C. Lytle; thence with the boundary of said tract of land which belongs to Gayron C. Lytle, as follows: N 22°49'12" E, 143.58 feet to an iron pin (old); thence, N 33°57'49" E, 607.55 feet; thence, N 38°26'19" E, 456.70 feet, to the point of beginning, containing 5.22 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 23, 2018.

Being the same property conveyed to Meredith Futhey Norris, a married woman, from Wanda Boyte, by Quitclaim Deed dated August 17, 2019, recorded August 22, 2019, in Instrument No. 20190822-0084390, in the Register's Office of Davidson County, Tennessee. Pursuant to the terms of an Ante-nuptial Agreement and Final Decree of Divorce filed under Case No. 21D623, in the Third Circuit Court for Davidson County, Tennessee, subject property is awarded to Meredith Futhey Norris, is now known as Meredith Futhey, an unmarried woman, as her separate property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 7459 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 26th day of August, 2022

Meredith Futhey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared Meredith Futhey, 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: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Mackenzie Hudson, 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 August 31, 2022.

Affiant Signature

8/31/22
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of August, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-22-7459

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