WARRANTY DEED

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of November, 2022.

(Affix Seal) Notary Public

My Commission Expires: 12-21-2024

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2022-164

Karen Johnson Davidson County
Batch# 936766 DEEDWARR
11/02/2022 08:59:28 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40

20221102-0118141

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caitlin Elizabeth McFarland and Philip John Ozga 1849 Amesbury Lane Nashville, TN 37221	NEW OWNER	141050A67700CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Stephanie L. Norberg, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Caitlin Elizabeth McFarland, an unmarried woman, and Philip John Ozga, an unmarried man, as joint tenants with rights of survivorship**, 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:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 677 on the Plan of Avondale Park, Phase 3, Section 3 or record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie L. Norberg, an unmarried woman from NVR, Inc., a Virginia Corporation, by Warranty Deed dated March 20, 2018 and recorded April 2, 2018 in Instrument #20180402-0030618, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1849 Amesbury Lane, Nashville, TN 37221.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 October 31, 2022

Stephanie L. Norberg

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Stephanie L. Norberg, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2022.

Notary Public
My Commission Expires: 6-24-2023

