Return to:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 947146 DEEDWARR
12/02/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,356.90
20221202-0126417

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2022.

Notary Public
MY COMMISSION EXPIRES: 5.9.2023
File No. G22-16974

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Katie Osborn Spirko and Jeffery M. Spirko (NAME)	New Owners (NAME)	011-00-0-144.00
3200 Freeman Hollow Rd (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Melissa J. Norman, Executrix of Estate of J.D. Norman Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Osborn Spirko and Jeffery M. Spirko, wife and husband, as to a 50% undivided interest, and Donald R. Osborn and Elizabeth M. Osborn, husband and wife, as to a 50% undivided interest**, 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 the 10th Council District of Davidson County, Tennessee, being more particularly described as follows: Beginning at an iron pin (old) in the northeasterly margin of Freeman Hollow Road, a corner to Thomas R. Massey (Deed Book 200109180101153), and being the most northwest corner of this tract; thence, leaving said road, and with said Massey for the next six calls as follows:

North 85° 38' 19" East, a distance of 258.94 feet to an iron pin (new); thence, North 10° 16' 09" East, a distance of 83.30 feet to an iron pin (old); thence, South 69° 38' 21" East, a distance of 58.43 feet to an iron pin (old); thence, North 31° 35' 29" East, a distance of 158.25 feet to an iron pin (old); thence, South 53° 34' 16" East, a distance of 70.75 feet to an iron pin (old); thence, North 86° 57' 57" East, a distance of 230.00 feet to an iron pin (new) in the line of said Thomas R. Massey, and a corner to Charlie B. Lawrence (Deed Book 200211190143173); thence, South 03° 19' 21" East, a distance of 52.69 feet to an iron pin (new) in the line of said Lawrence; thence, with a new line, South 19° 40' 53" West, a distance of 193.88 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, South 25° 49' 11" West, a distance of 51.40 feet to an iron pin (new) in the line of said Charlie B. Lawrence; thence, South 47° 44' 06" West, a distance of 238.33 feet to an iron pin (new), a corner to said Lawrence; thence, South 05° 56' 42" West, a distance of 128.40 feet to an iron pin (old), a corner to said Lawrence, and in the northwesterly margin of Freeman Hollow Court; thence, South 55° 47' 24" West, a distance of 148.88 feet to an iron pin (new) at the intersection of the margin of Freeman Hollow Court, and the

northeasterly margin of Freeman Hollow Road; thence, with said Freeman Hollow Court for the next three calls as follows:

Thence, with a curve turning left, with a delta angle of 6° 08' 44", with a radius of 975.25 feet, with an arc length of 104.60 feet, with a chord bearing of North 31° 36' 02" West, and a chord length of 104.55 feet to an iron pin (new); thence, north 34° 42' 37" West, a distance of 327.00 feet to an iron pin (new); thence, with a curve turning to the right, with a delta angle of 12° 37' 45", with a radius of 563.17 feet, with an arc length of 124.14 feet, with a chord bearing of North 28° 23' 44" West, and a chord length of 123.88 feet to the point of beginning, containing 5.32 acres, according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated February 4, 2010.

Being the same property conveyed to J.D. NORMAN AND PATRICIA A. NORMAN, HUSBAND AND WIFE, by deed from WILLIAM AYERS, ALICE FAYE TATUM, MALCOM W. AYERS AND MICHAEL F. AYERS, HEIRS OF WILMA SMITH AYERS, of record in Instrument No. 20100611-0045422, dated June 1, 2010, said Register's Office. The said Patricia A. Norman having since died on or about December 16, 2017, leaving J.D. Norman the surviving tenant by the entirety. The said J.D. Norman having since died testate on or about October 30, 2018 Pursuant to Order to Probate filed 1/20/2019 in Docket No. 18P2072 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Melissa Jayne Norman was appointed as Executrix.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3200 Freeman Hollow Road, Goodlettsville, TN 37072.

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 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. Whenever 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 30th day of November, 2022.

Estate of J.D. Norman Jr.

By: _____
Melissa J. Norman, Executrix

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melissa J. Norman, Executrix of Estate of J.D. Norman Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2022.

_____ My Commission Expires: _____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Emily Prophet, 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 12-1-22 (date of document).

Affiant Signature

12.2-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June. 21, 2025

Notary's Seal

