Karen Johnson Davidson County
Batch# 951888 DEEDWARR
12/15/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221215-0129929

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. 22-17689

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan S. Wagner and Jennifer P. Wagner (NAME)	New Owner (NAME)	061-03-0-068.00
4831 Lindell Street (STREET ADDRESS)	Same (STREET ADDRESS)	
Nashville, TN 37216 (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, **Robert Gerald VanNorman and Madeline Adair VanNorman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan S. Wagner and Jennifer P. Wagner, husband and wife,** 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 Lot No. 31 on the Map of Lindell Heights as of record in Book 1835, Page 14, Registers Office for Davidson, County, Tennessee, and described as follows:

Beginning at a point in the east margin of Grinstead Place at the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 140 feet to the west line of Lot No. 30; thence with the line between Lots Nos. 30 and 31, northerly 123.2 feet to the south margin of Lindell Street; thence with the margin of the same, westerly 91.8 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the margin of Grinstead Place; thence with the margin of the same, southerly 87.3 feet to the beginning.

Being the same property conveyed to Robert Gerald VanNorman, an unmarried man and Madeline Adair Smith, an unmarried woman by Warranty Deed dated July 6, 2020 from Kayla Ganz and Jarrad Haning, wife and husband, recorded July 9, 2020, in Instrument Number 20200709-0074925, Register's Office for Davidson County, Tennessee.

The said Robert Gerald VanNorman and Madeline Adair Smith having since married. Madeline Adair Smith now known as Madeline Adair VanNorman.

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.

This is improved property, known as 4831 Lindell Street, Nashville, TN 37216.

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 13th day of December, 2022.

Robert Gerald VanNorman

Madeline Adair VanNorman

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of December, 2022, before me personally appeared Robert Gerald VanNorman and Madeline Adair VanNorman, 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 13th day of December, 2022.

Notary Signature
My commission expires:

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/13/22 (date of document).

Jennifer L. Pennell

12/15/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of December 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

