RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13164-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 976578 DEEDWARR
03/03/2023 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230303-0015272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March 2023

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Norcross **2922 Dunmore Drive** **Nashville, TN 37214**	Same address as new owner	096-10-0-202

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($430,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID NORCROSS, SINGLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of Clover Hill, Section VII, of record in Book 2133, page 92, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Black Lion Enterprises, LLC, a Tennessee limited liability company, from George J. Sands and Juanita Sands by Warranty Deed dated December 21, 2022 and recorded December 27, 2022 in Instrument #20221227-0132638, Register's Office for said County.

Being the same property conveyed to George J. Sands and Juanita Sands, husband and wife, from Walter H. Carter and Diane Y. Carter, husband and wife, by Warranty Deed dated April 3, 2001 and recorded April 9, 2001 in Instrument #20010409-0034883, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2922 Dunmore Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of March, 2023

GRANTOR(S)

Black Lion Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Jeff Brown, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jeff Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Black Lion Enterprises, LLC and that he executed the within instrument for the purposes therein contained as said Member on behalf of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 1 day of March 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 28, 2026

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

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 3/1/23 (date of document).

Jennifer L. Pennell

3/3/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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