Karen Johnson Davidson County
Batch# 977631 DEEDWARR
03/07/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20230307-0016185

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

Subscribed and sworn to before me this 6th day of March, 2023.

Notary Public
My Commission Expires: 9-6-26

File No.: 2023-593

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| William Peyton Norris | New Owner | |
| 201 Rose Hall | | 104-06-0N-201.00CO |
| Nashville, TN 37212 | | |

## WARRANTY DEED

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 hereby acknowledged, we

Renee Dhillon-Patel, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William Peyton Norris, a single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Unit 201, Rose Hall Condominiums, as shown on plat of record in Plat Book 6900, Page 379, as established under Master Deed of record in Book 7307, Page 760, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Renee Dhillon-Patel, a married woman by Deed dated February 26, 2015 from Jonathan C. Hayes and Megan Hayes, fka Megan Durham, husband and wife, recorded March 2, 2015, in Instrument Number 20150302-0017645, in the Official Records of Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's spouse.

**This conveyance is subject to any and all restrictions and easements of record.**

This is _xx___ improved _____unimproved property and the address of the herein described property is believed to be 201 Rose Hall, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hands this 6th day of March, 2023.

Renee Dhillon-Patel

**STATE OF** TN
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Renee Dhillon-Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2023.

Notary Public at Large

My Commission Expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-6-23.

Affiant Signature

3-7-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY