WARRANTY DEED

Karen Johnson Davidson County
Batch# 980375 DEEDWARR
03/14/2023 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230314-0018391

File No. EY-23-4082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Norvell and Lillian Norvell		
(NAME)	(NAME)	
4244 Dysant Alley		187-09-0A-158.00-CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Rebecca A. Caldwell, an unmarried woman and Brenda Pappas, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Norvell, a married woman, and Lillian Norvell, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision of record in Plat at Instrument No. 20170816-0084229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca A. Caldwell, a married person and Brenda Pappas, a married person, as joint tenants with right of survivorship by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20180801-0074926 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on August 01, 2018. Rebecca A. Caldwell having since divorce in Williamson County, TN (Case No. 2018-279).

This is property more commonly known as 4244 Dysant Alley, Nolensville, TN 37135.

The subject property was not a martial residence for Rebecca A. Caldwell and as such is not subject to any martial or homestead interest.
The subject property was not a martial residence for Brenda Pappas and as such is not subject to any martial or homestead interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 10th day of March, 2023.

Rebecca A. Caldwell

Brenda Pappas by Rebecca Caldwell, Attorney-In-Fact attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of March, 2023, before me personally appeared Rebecca A. Caldwell 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 10th day of March, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Rebecca Caldwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Brenda Pappas**, and that this instrument was executed on behalf of the said Brenda Pappas for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith Book _____, page _____, in the Register's Office for Williamson County, Tennessee. 202303140018390

Witness my hand and official seal this _____ day of March, 2023

NOTARY PUBLIC
My Commission Expires: 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie G. Hayes, 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 **March 10, 2023**.

Date

Affiant Signature

3/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **March**, 20**23**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)