WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCRO
4301 HILLSBORO PI
NASHVILLE, TN 37

Karen Johnson Davidson County
Batch# 982648 DEEDWARR
03/20/2023 03:22:06 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230320-0020089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LYNN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-23-25

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Hoscheit	Same as new owner	
(NAME)	(NAME)	
615 Dunston Drive		133 13 0 017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **CHARLOTTE P. NORRIS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER L. HOSCHEIT, A SINGLE WOMAN,** 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. 646 on the Plan of Section Seven, Caldwell Hall, of record in Book 3300, Page 19, in the Register's Office for said County.

Said Lot No. 646 fronts 76.97 feet on the South side of Dunston Drive, and runs back 141.5 feet on the West line and 151.6 feet on the East line, to a dead line in the rear on which it measures 91.5 feet.

Being the same property conveyed to Billy G. Norris and wife, Charlotte P. Norris, by Warranty Deed from Andrew Ewing, Trustee, of record in Book 3398, Page 42, in the Register's Office for Davidson County, Tennessee, dated January 10, 1962 and recorded on May 25, 1962. The said Billy G. Norris died on March 31, 2020, leaving Charlotte P. Norris as surviving tenant by the entirety.

Donald William Norris herein signed as Attorney in fact for Charlotte P. Norris. Said Power of Attorney is of record in Instrument No. 20230320-0020087 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 615 Dunston Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of March, 2023

/ Charlotte P. Norris By: Donald William Norris, Attorney in Fact

CHARLOTTE P. NORRIS BY: DONALD WILLIAM NORRIS , ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald William Norris, to me known to be the person who executed the foregoing instrument on behalf of Charlotte P. Norris and acknowledged that he executed the same as the free act and deed of Charlotte P. Norris.

Witness my hand and official seal this 20th day of March, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public