Karen Johnson Davidson County
Batch# 1002012 DEEDWARR
05/11/2023 09 30 43 AM 2 pgs
Fees $13 00 Taxes $2,571 50
20230511-0035117

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Matthew Tyler Norris
Shannon Marie Norris
7208 Holt Run Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:

New Owner

MAP 180
GROUP 02 0A
PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development LLC., a Missouri Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Shannon Marie Norris and Matthew Tyler Norris, wife and husband

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of The Ridge at Stone Creek, Section I, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mitch Kinder Development LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for Arnold M. Weiss, Esq., Trustee, dated December 9, 2022 and filed of record December 19, 2022 in Instrument No 20221219-0130758, Register's Office for Davidson County, Tennessee.

Shannon Marie Norris being one in the same as Shannon Norris.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of The Ridge at Stone Creek, of record in Instrument No 20031027-0157621, said Register's Office
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10324, Page 365 and amended in Instrument No 20010719-0076875 and made applicable to The Ridge at Stone Creek in Instrument No 20020722-0087705, said Register's Office
4. By-Laws contained in instrument of record in Book 10324, Page 405, said Register's Office
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as 7208 Holt Run Drive, Nashville, Tennessee 37211.

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 **Shannon Marie Norris and Matthew Tyler Norris, wife and husband,** their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 9th day of May 2023

Mitch Kinder Development LLC., a Missouri Limited Liability Company

By. Mitch Kinder, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Mitch Kinder, Member** of **Mitch Kinder Development LLC., a Missouri Limited Liability Company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such Member

WITNESS my hand and official seal at office this 9th day of May 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $695,000 00

AFFIANT

Subscribed and sworn to before me on this 9th day of May 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD