Karen Johnson Davidson County
Batch# 1055472 DEEDWARR
09/29/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230929-0076482

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $565,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of September, 2023.

NOTARY PUBLIC

My commission expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alexander Gatlin Norman and Tina Renea Eeles	New owner	172-04-0A-018.00 CO
(NAME)	(NAME)	
1405 Timber Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brian S. Sims and wife, Susan M. Sims,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander Gatlin Norman , an unmarried man and Tina Renea Eeles, an unmarried woman, as tenants in common**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN S. SIMS AND WIFE, SUSAN M. SIMS, by deed from NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, of record as Instrument No. 20001018-0103496, dated October 16, 2000, said Register's Office.

This property is __unimproved _X_improved property known as: 1405 Timber Ridge Circle, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of September, 2023.

Brian S. Sims

Susan M. Sims

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian S. Sims and Susan M. Sims, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2023.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 27, 2023.

Affiant
Date: September 29, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY