THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1103501 DEEDWARR
02/22/2024 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20240222-0012167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$175,000.00**

Subscribed and sworn to before me this 22nd day of February, 2024.

Notary Public **Affiant**
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Robert K. Norman Jr. **2372 Luster Road** **Goodlettsville, TN 37072**	Same as New Owner	**017-00-0-343.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James L. Grissom, an unmarried man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Robert K. Norman, Jr., an unmarried man,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of R.L. Talley Property of record in Plat Book 8250, Page 411, 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 a portion of the same property conveyed to James L. Grissom, and wife Wanda T. Grissom by Warranty deed from Emmett H. Harris, Executor of the Estate of Amy Dale Talley of record in Book 9667, page 185, Register's Office for Davidson County, Tennessee, dated May 4, 1995 and recorded on May 9, 1995 and also re-recorded on Warranty Deed on recorded on May 30, 1995 in Book 9684, Page 242.

The said Wanda T. Grissom died April 24, 2024, leaving James L. Grissom the surviving tenant by entirety.

This is improved property known as: 2372 Luster Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd of February, 2024.

James L. Grissom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **James L. Grissom** ~~and~~, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22nd day of February, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/22/2024** [DATE].

AFFIANT SIGNATURE

2/22/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **22nd** day of **February**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

