Karen Johnson Davidson County
Batch# 1113026 DEEDWARR
03/20/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240320-0019249

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. RD-24-6209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Dwain A. Caruthers, Jr.	**same as new owner**	
(NAME) 3911 Dodson Chapel Road, unit 5	(NAME)	086-14-0C-005.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Steve Coleman Norris, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwain A Caruthers, Jr., an unmarried man** 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 Unit No. 5 on the Plan of Villas of Woodhaven, a Horizontal Property Regime with Private Elements of record in Exhibit "A-2" in the Master Deed at Instrument No. 20011005-0108857, as amended in Instrument No. 20170524-0051721, 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 Nancy Wilhoit Onks, an unmarried woman by Warranty deed from Mary B. Rutledge, an unmarried person of record in Instrument No. 20080702-0068475 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 2, 2008. Nancy Wilhoit Onks subsequently married Steve Coleman Norris and is also known as Nancy Wilhoit Norris. She subsequently died testate on March 5, 2019, but her Last Will & Testament has not been admitted for probate. SEE ALSO: Affidavit of Heirship recorded at Instrument No. _____202403200019247___, vesting title into her heirs at law: Steve Coleman Norris (husband) and Katherine Elizabeth Onks Stone (daughter).

Being further conveyed to Steve Coleman Norris by Quitclaim Deed from Katherine Elizabeth Onks Stone, dated 3/18/24 and recorded at Instrument No. _____202403200019248__, Register's office for Davidson County, Tennessee.

This is property more commonly known as 3911 Dodson Chapel Road, unit 5, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 19th day of March, 2024.

Steve Coleman Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2024, before me personally appeared Steve Coleman Norris, 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 19th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Record & Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Robyn DeBray, 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 3/19/2024.

Robyn DeBray

Affiant Signature

3/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

20 day of March, 20 24.

Notary's Signature

My Commission Expires: 5-9-2026

Notary's Seal (if on paper)

