Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
File #37220-4

Box #14

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-24-1358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,773.74

Trustee
Affiant

Karen Johnson
Batch # 1124334
04/18/2024 09:36:15 AM
Fees: $13.00 Taxes: $1,760.36
20240418-0027668

Davidson County
DEEDWARR
2 pgs

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of April, 2024

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission Expires: 12/14/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn T. Moynahan, Trustee 4232 Dysant Aly Nolensville, TN 37135	NEW OWNER	187-09-0A-152.00-CO

WARRANTY DEED

FOR AND IN 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,

Charlene Norfleet and husband, Paul Norfleet

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn T. Moynahan, Trustee of the Kathryn T. Moynahan Trust U/A/D March 29, 2024

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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Burkitt Village, Phase Eight of record in Plat at Instrument No. 20170816-0084229, 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 Charlene Norfleet and husband, Paul Norfleet by Warranty Deed from Michael Sidney and Gina Sidney, husband and wife of record in Instrument No. 20210916-0124224 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 16, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4232 Dysant Aly, Nolensville, TN 37135

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 so 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.

Dated this the 17th day of April, 2024.

Charlene Norfleet

Paul Norfleet

STATE OF TENNESSEE
COUNTY OF Maury

On this 17th day of April, 2024, before me personally appeared Charlene Norfleet and Paul Norfleet, 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 17th day of April, 2024.

Notary Signature
My commission expires: 4/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY