Karen Johnson
Batch # 1134776
05/15/2024 10:11:55 AM
Fees: $23.00 Taxes: $1,263.55
Davidson County
DEEDWARR
4 pgs
20240515-0035842

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron C. & Renee D. Norris 2009 Creek Trail Goodlettsville, TN 37072	Aaron C. & Renee D. Norris 2009 Creek Trail Goodlettsville, TN 37072	014000-162.00

THIS INDENTURE, made this 9th day of May 2024 between

Christy L. Caudill and husband, Eric L. Caudill

of St. Lucie County, Florida, hereinafter referred to as **Grantor**, and

Aaron C. Norris and wife, Renee D. Dorris

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Sugar Ridge, Section A, of record in Plat Book 5200, Page 599, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christy L. Caudill and husband, Eric L. Caudill by Warranty Deed dated 6/20/2001 from Edward P. Thomas, Jr. and wife, Sandra G. Thomas of record in Instrument No. 20010717-0075918, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 7424 Bidwell Rd., Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Christy L. Caudill

Eric L. Caudill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christy L. Caudill, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 9th day of May 2024.

Notary Public
My Commission Exp:_____



THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

_____ _____

Christy L. Caudill Eric L. Caudill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christy L. Caudill, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the _____ day of May 2024.

_____

Notary Public
My Commission Exp:_____

STATE OF Florida
COUNTY OF St. Lucie

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric L. Caudill, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in St. Lucie, Florida on this the 9 day of May 2024.

TN FL Driver License physical presence

Notary Public Rosa Barajas
My Commission Exp: 8-17-2027

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $341,500.00.

Affiant

Sworn to and subscribed before me, this 9 day of May 2024. by Eric L Caudill

Notary Public Rosa Barajas, Notary Public
My Commission Exp: 8-17-2027

TN FL Driver License physical presence

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.