This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22611-SL

Karen Johnson Davidson County
Batch# 1136423 DEEDWARR
05/17/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240517-0036904

STATE OF ~~TENNESSEE~~ WA
COUNTY OF King

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2024.

TINA DASCHER
Notary Public
State of Washington
Commission # 201586
My Comm. Expires Aug 6, 2026

Notary Public
My Commission Expires: 08/06/2026

My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Madison Smith 1118 Litton Avenue #107 Nashville, TN 37216	Guaranteed Rate, Inc. 3940 N. Ravenswood Avenue Chicago, IL 60613	061-04-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Joshua Mark Norman, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Madison Smith, an unmarried person and Elizabeth Henderson Smith, as Joint Tenants with right of survivorship,** hereinafter called the Grantee(s), 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 known as a part of the Northeast part of Tract 3 of the A. J. McGaughey Land, not of record (erroneously referred to as McDaughey Land in prior deed) shown as an unnumbered tract on the plan of A. J. McGaughey's 2nd Haysboro Subdivision, as of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee, and being the Southerly part of Lot No. 20 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract 3 of A. J. McGaughey's 2nd Haysboro Subdivision, and described according to a survey made November 24, 1954 by Stephen A. Draper, Surveyor, as follows:

Beginning at a point on the Northeasterly margin of Tanglewood Drive, at an iron pin 150 feet Southeasterly, as measured along the margin of said Drive, from the Southeasterly margin of Haysboro Road; thence North 64 degrees East 291 feet to an iron pin; thence South 16 degrees East 55 feet to a point; thence South 19 degrees 30 minutes East 45 feet to an iron pin at the common corner of Lots 20 and 21; thence with the line between said lots, South 64 degrees West 295 feet to an iron pin on the Northeast margin of Tanglewood Drive; thence with said Drive, North 16 degrees West 100 feet to the beginning.

Being the same property conveyed to Joshua Mark Norman, a single person by Warranty Deed from Sharon R. Haynes, an unmarried woman and Dianne H. Sturdivant, a married woman of record in Instrument No. 20110907-0069195

Register's Office for Davidson County, Tennessee, dated August 23, 2011 and recorded on September 07, 2011.

This is improved property located at: **4716 Tanglewood Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

GRANTOR:

Joshua Mark Norman

STATE OF ~~TENNESSEE~~ WA
COUNTY OF King

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Mark Norman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2024.

TINA DASCHER
Notary Public
State of Washington
Commission # 201586
My Comm. Expires Aug 6, 2026

Notary Public
My Commission expires: My Commission Expires: 08/06/2026

202405170036904

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of May, 2024.

Affiant Signature
Date 5-15-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

