Karen Johnson Davidson County
Batch# 1212473 DEEDWARR
12/04/2024 09:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20241204-0094076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kathryn Alys Fleming	New Owner	025 08 0A 162.00
(NAME)	(NAME)	
485 Killarney Park		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, we, **Randi Norris and Andrew Norris, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kathryn Alys Fleming, unmarried.**

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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 162 on the Final Plat, PARKVIEW PRESERVE, PHASE 2, of record in Instrument No. 20191112-0116375, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randi Norris and Andrew Norris, Wife and Husband, as Tenants by the Entireties, by Quit Claim Deed from Randi Norris, fka Randi Reys and Andrew Norris, Wife and Husband, of record in Instrument No. 20221007-0110564, in the Register's Office of Davidson County, Tennessee, dated September 22, 2022 and recorded on October 07, 2022.

Being the same property conveyed to Randi Reyes and Andrew Norris, as tenants in Common with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210224-0022959, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021 and recorded on February 24, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 485 Killarney Park, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 2 day of December, 2024.

Randi Norris

Andrew Norris

202412040094076

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Randi Norris and Andrew 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 (or person's) free act and deed.

SEE ATTACHED CA ACK/JURAT

_____

Notary Public

My Commission Expires: _____

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On Dec 2, 2024 before me, Samantha Betanzos, Notary Public, personally appeared Andrew Norris and Randi Norris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA BETANZOS
COMM. # 2412399
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. SEP. 1, 2026

Signature _____ {SEAL}

----------OPTIONAL----------

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Certificate of Authenticity

I, Joshua A. Jenkins, 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 December 2, 2024.

Date

Affiant Signature

12/2/24

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of December, 2024.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

