Karen Johnson Davidson County
Batch# 1215774 DEEDWARR
12/12/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241212-0096635

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

JORDAN-H24277

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF December, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin Jordan and Caitlin Rae Jordan	SecuirtyNationalMortgageCompany ISAOA	181-.10-0A-106.00 CO
6804 Oakshire Court	PO Box 57100	
Brentwood, TN 37027	Salt Lake City, UT 84157-0100	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERNEST E. NORRIS AND SHAWN G. NORRIS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KEVIN JORDAN AND CAITLIN RAE JORDAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 363 on the Plan of Phase Three, Autumn Oak Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ernest E. Norris and Shawn G. Norris, husband and wife by deed from Dan Kirby and Glenda Kirby, husband and wife of record in Instrument No. 201603040020767, recorded on 03/04/2016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set out in Instrument No. 20160304-0020767, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of record.

( ) unimproved
This is (X) improved property known as 6804 Oakshire Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 9th day of December, 2024 :

Ernest E. Norris

Shawn G. Norris

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named ERNEST E. NORRIS AND SHAWN G. NORRIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 9th day of December, 2024.

Notary Public

My Commission Expires: 12/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/24/28

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 12-9-24 (date of document).

Angel Hyde
Affiant Signature

12-12-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of December, 2024.

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BS
Notary's Signature

MY COMMISSION EXPIRES: 6-7-25

NOTARY'S SEAL