WARRANTY DEED

Karen Johnson Davidson County
Batch # 1238979 DEEDWARR
02/20/2025 02 11 51 PM 3 pgs
Fees $18 00 Taxes $1,678 62

20250220-0012470

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,680.00

Megan Norwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHERITY PRICE
Notary ID #130571905
My Commission Expires
March 31, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John Bruce Spence and Dianne Marjorie Spence	John Bruce Spence and Dianne Marjorie Spence	188-10-A-262
(NAME) 8 Carmel Lane	(NAME) 8 Carmel Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242307

For and 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, **Adrianne Norwood, an unmarried woman and Megan Norwood, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John Bruce Spence and Dianne Marjorie Spence, husband and wife**, 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:

Certain real property situate in the 33rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 262 on the Plan of Carothers Crossing, Phase 7, Section 1B, of record in Plat at Instrument No 20200910-0103222, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Megan Norwood, unmarried and Adrianne Norwood, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 02/18/2022 and filed of record in Instrument No. 20220303-0024147, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument Nos 20070627-0076581, 20070627-0076582, 20080515-0049892; , 20080515-0049893; 20171002-0100689, 20180125-0008094 and 20210625-0086747, Register's Office for said County, Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20190508-0043213, Register's Office for said County.

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Unimproved ☐

This is improved ☒ property, known as 105 Artie Lee Lane, Nolensville, TN 37135
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of February, 2025

Adrianne Norwood

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

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

Witness my hand, at office, this 13th of February, 2025

Notary Public
My Commission Expires: 06/06/2027

A. DINARDO
COMM. # 2446595
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMM. EXPIRES JUNE 6, 2027

Witness my hand this 13th day of February, 2025

Megan Norwood
Megan Norwood

STATE OF TEXAS)
COUNTY OF Wise)

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

Witness my hand, at office, this 13th of February, 2025

Notary Public
My Commission Expires: 03-31-2028

CHERITY PRICE
Notary ID #130571905
My Commission Expires
March 31, 2028