Karen Johnson Davidson County
Batch# 1242836 DEEDWARR
03/04/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,189.55
20250304-0016179

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $321,500.00

Affiant

Subscribed and sworn to before me, this 28 day of February, 2025.

Notary Public
My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Connor Rice **Alexis Basi**	United Wholesale Mortgage	**13307006300**
3717 Norma Dr	585 South Blvd E	
Nashville, TN 37211	Pontiac, MI 48341	

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert Charles Anderson, Jr and Rhonda Hawkins Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Rice, an unmarried man and Alexis Basi, an unmarried woman, tenants in common with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 10, Norma Heights Subdivision, of record in Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Robert Charles Anderson, Jr and Rhonda Hawkins Anderson, by Warranty Deed from Charles Anderson and Barbara Anderson, dated July 18, 2016, of record in Instrument No. 20160718-0073720, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3717 Norma Dr, Nashville, TN 37211.

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 in 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.

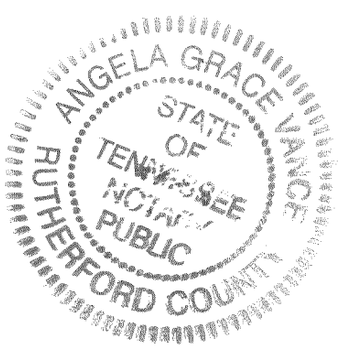
_____ Date: 2-24-25
Robert Charles Anderson, Jr

Rhonda Hawkins Anderson Date: 2-28-25
Rhonda Hawkins Anderson

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Robert Charles Anderson, Jr and Rhonda Hawkins Anderson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of February, 2025.



_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/28/2025 (date of document).

Affiant Signature

02/28/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 28th day of Feburary, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503040016179