WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248235 DEEDWARR
03/19/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250319-0019993

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29 (AFFIX SEAL)

MEMORIE WHITTEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suan Zacin Pau	New Owner	
(NAME)	(NAME)	183050A20300CO
1048 Colo Trl	(ADDRESS)	
(ADDRESS)		
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michelle Morgan, unmarried and Christopher Fowler, as the Administrator Pendente Lite of The Estate of Joyce Lorrine Norris** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suan Zacin Pau, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 511 on the Plan of Phase 5, Section 8, October Woods, of record in Instrument No. 199912140303097 and in Instrument No. 19991140303098, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michelle Morgan and Joyce Lorrine Norris, by virtue of that certain Quit Claim Deed dated July 19, 2023, and being of record at Instrument No. 20230725-0057386 in the Register's Office of Davidson County, Tennessee. Joyce Lorrine Norris in said Deed died on or about September 5, 2023, heir to the Joyce Lorrine Norris estate being Terry B. Bradley, Michelle Bradley Morgan, Clarence Eric Norris. Terry B. Bradley having pre-deceased Joyce Lorrine Norris leaving has his heir Tinerra Bradley. Clarence Eric Norris having pre-deceased Joyce Lorrine Norris, leaving LaTerria Norris Zerica Norris and Shenise N. Norris as his heirs as established by Affidavits of Heirship at Instrument Nos. 20240408-0024829 and 20240408-0024830 in the said Register's Office Order granting Petition for Administrator Pendente Lite to Sell Real Estate and Order approving sale of real estate Case No. 24P-974, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

Being the same property previously conveyed to Joyce Norris by virtue of Warranty Deed dated September 25, 2003 at Instrument No. 20031002-0145753, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1048 Colo Trl Antioch, TN 37013
(House Number) (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.

Witness my hand this ~~10th~~ 13th day of March, 2025.

THE ESTATE OF JOYCE LORRINE NORRIS

CHRISTOPHER FOWLER, AS ADMINISTRATOR PENDENTE LITE

Michelle Morgan 3/14/2025
MICHELLE MORGAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michelle Morgan**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ~~10th~~ 14th day of March, 2025.

Cheryl M Rodgers
Notary Public

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 11-21-2027

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator Pendente Lite for the Estate of Joyce Lorraine Norris, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Administrator Pendente Lite.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Public
My commission expires: 9-5-2028

Certificate of Authenticity

I, Holly Arneson, 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 March 14, 2025.

Affiant Signature

3/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of March, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026