WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

BRANYAN LILL — NOTARY PUBLIC — STATE OF TENNESSEE — My Commission Expires on 03/16/2026 — WILLIAMSON COUNTY

DM-SEP-25-500

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1248712
03/20/2025 02 59 22 PM
Fees $13 00 Taxes $1,258 00

Davidson County
DEEDWARR
2 pgs

20250320-0020806

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Wei Hu	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**173-04-0A-192.00-CO**
3617 Fair Meadows Ct	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **TERRY JAMAR NORRIS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WEI HU, A MARRIED WOMAN, AS SOLE OWNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 192 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Kevin D Crutcher and wife, Brenda A Crutcher by Warranty Deed from Donald D Daugherty, unmarried of record in Instrument No 20091210-0112781 Register's Office for Davidson County, Tennessee, dated December 09, 2009 and recorded on December 10, 2009

The said Kevin D Crutcher having since died on March 27, 2018 His interest in the subject property vested at death in Brenda A Crutcher as surviving tenant by the entirety

Being the same property conveyed to Terry Jamar Norris by Quitclaim Deed from Brenda Arjean Crutcher of record in Instrument No 20250206-0009264 Register's Office for Davidson County, Tennessee, dated February 06, 2025 and recorded on February 06, 2025

The heirs of Brenda A Crutcher executed a Quitclaim Deed for the purpose of conveying any interest they may have in the subject property by virtue of their status as Heirs at Law of Brenda A Crutcher in Instrument No. 20250320-0020805 by the Register's Office for Davidson County, Tennessee, dated March 3, 2025 and recorded on March 20, 2025

The said Brenda A. Crutcher having since died on February 14, 2025 Her heirs at law are Michael Harris, Jr, Veronica Harris, Michelle Turner, and Teresa Harlan, as evidenced by affidavits of heirship of record in Instrument Number _____ and _____ in the Registers Office for Davidson County, Tennessee

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 19991213-0302267, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the P U D Boundary Plan of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77 and made applicable in Instrument No 20000428-0042354, Register's Office for Davidson County, Tennessee
- By-Laws of Oak Highlands Homeowners Association, Inc of record in Book 7367, Page 615, as amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee

- Charter of Oak Highlands Homeowners Association, Inc. of record in Book 7337, Page 529 and Book 8765, Page 100 and Instrument No 20070807-0093758, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed conveying open space of record in Instrument Number 20000502-0044049 and Instrument No 20130523-0052438, in the Register's Office for Davidson County, Tennessee
- Dedication of Sidewalk Rights-of-Way of record in Instrument Number 20220713-0080659, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20011120-0127790, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020627-0077608, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **500 Bayridge Court, Antioch, Tennessee 37013**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF MARCH, 2025

Terry Jamar Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY JAMAR NORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212