#17497

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1251657
03/25/2025 11.40 33 AM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20250325-0022249

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terry J Norris	NEW OWNER	05108004800
(NAME)	(NAME)	
172 E. McKellar Ave		
(ADDRESS)	(ADDRESS)	
Memphis , TN 38109		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kelly Rippey and Nga Viet Vu,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry J Norris, unmarried,** 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 15 on the Southerly 40 feet of Lot No 14, Block "D" on the Revised Power and Roth, Madison Park as of record in Plat Book 843, Page 7, Register's Office for said County

Said Lot No 15 and part of said Lot No 14 adjoin and front together 83 6 feet on the East side of Argle Avenue, and run back between lines 220 feet on the North line of part of Lot No 14 and 235 feet on the South line of Lot No 15 along the North margin of Emmit Avenue to a dead line in the rear on which they measure 161 4 feet more or less

Being the same property conveyed to Kelly Rippey and spouse Nga Viet Vu, by deed of record in Instrument NO 20200728-0082971, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☑

This is improved property, known as 863 Argle Avenue, Madison, TN 37115
(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/our hands this 24th day of March, 2025

Kelly Rippey

Nga Viet Vu

State of Tennessee
County of Davidson

Personally appeared before me Kelly Rippey and Nga Viet Vu, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 24th day of March, 2025

Notary Public
My Commission Expires 10/21/2028

File No 17497

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY