Karen Johnson Davidson County
Batch# 1254742 DEEDWARR
04/01/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20250401-0024553

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public

My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Thomas Family Trust	John M. Thomas III and Julie N. Thomas	072-15-4F-001.00-CO
9431 Windrose Circle	9431 Windrose Circle	
Chattanooga, TN 37421	Chattanooga, TN 37421	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sarah Norris and Todd Norris, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John M. Thomas, III and Julie N, Thomas, Trustees of The Thomas Family Trust dated October 23, 2015 and any amendments thereto

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions Establishing The Horizontal Property Regime McKennell Estates, of record as Instrument No. 20170719-0072821, as amended in instrument No. 20190201-0009673 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Todd Norris and Sarah Norris, Husband and Wife by Warranty Deed from 508 Investors, LLC, a Limited Liability Company of record in Instrument No. 20190201-0009674 Register's Office for Davidson County, Tennessee, dated January 25, 2019 and recorded on February 01, 2019.

This is ☐improved property known as **201 McKennell Dr, Nashville, TN 37206.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2025.

Sarah Norris

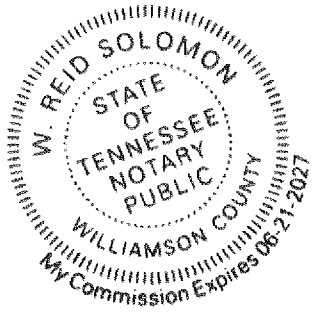
Todd Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sarah Norris and Todd Norris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002157-524

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Certificate of Authenticity

I, Ryan Lux, 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 31, 2025**.

Date

Affiant Signature

March 31, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)