Karen Johnson Davidson County
Batch# 1272919 DEEDWARR
05/14/2025 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,930.40
20250514-0037869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pk. Suite 210, Nashville, TN 37215

File No.: NAS1440-25

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Emerson and Brian Allen Emerson, a married couple	Guild Mortgage Company, LLC	180-02-0A-045.00-CO
(NAME) 7208 Holt Run Drive	(NAME) 5887 Copley Drive, 1st Floor	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Diego, CA 92111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven hundred ninety two thousand dollars ($792,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHANNON MARIE NORRIS AND MATTHEW TYLER NORRIS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY EMERSON AND BRIAN ALLEN EMERSON, A MARRIED COUPLE**, 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. 57 on the Plan of Section 1 The Ridge at Stone Creek of record in Plat at Instrument No. 20031027-0157621, 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 Shannon Marie Norris and Matthew Tyler Norris, wife and husband by Warranty Deed from Mitch Kinder Development LLC, a Missouri Limited Liability Company, of record in Instrument No. 20230511-0035117 Register's Office for Davidson County, Tennessee, dated May 09, 2023 and recorded on May 11, 2023.

This is improved ☒ property, known as 7208 Holt Run Drive, Nashville, TN 37211

(House No.) (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 our hands this the 12th day od May, 2025.

Shannon Marie Norris

Matthew Tyler Norris

State of Tennessee

County of Davidson

On this the 12th day of May, 2025 before me personally appeared Shannon Marie Norris and Matthew Tyler Norris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) fee act and deed.

Witness my hand, at office, this the 12th day of May, 2025.

Notary's Signature

My commission expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 12. 2025.

Affiant Signature

14th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028