Warranty Deed

Karen Johnson Davidson County Batch# 1281476 DEEDWARR 06/04/2025 01:26:30 PM 3 pgs Fees: $18.00 Taxes: $1,328.30 20250604-0043983	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $359,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samantha Jean Coken and Charles Wright	New Owner	119-06-0-136.00
74 Peachtree Street		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOUG NORTON AND TAWNYA NORTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA JEAN COKEN AND CHARLES WRIGHT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), 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 the easterly 75 feet of a Parcel designated "W. C. Miller" on the Plan of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, subject property not being part of the above described subdivision but being shown thereon and being further described according to survey of John Kohl, dated June 9, 1976, as follows:

Beginning at a point in the northerly margin of Peachtree Street, being the common front corner of Lot 116 on the plan of Sterling Heights, Section Five, and subject property, thence with the line of said Lot 116 N 0 deg. 10' E 160 feet to a point; thence N 89 deg. 50' W 75 feet to a point thence S 89 deg. 50' E 75 feet to the point of beginning.

Being the same property conveyed to Russell F. Reed et ux Ester D. Reed by Warranty deed from Thelmon B. Roberts et ux Ethel C. Roberts of record in Book 5034, page 841, Register's Office for Davidson County, Tennessee, dated June 14, 1976 and recorded on June 14, 1976.

Russell Fleming Reed died October 31, 2002 having been predeceased by his wife Ester D. Reed. He left the property to his children Tana Sue Duke and Terry Grant Reed in his Will probated at Docket No. 02P-1945 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Tana Sue Duke by Quitclaim deed from Terry Grant Reed of record in Instrument No. 20030211-0018609 Register's Office for Davidson County, Tennessee, dated February 10, 2002 and recorded on February 11, 2002.

Being the same property conveyed to Doug Norton and Tawnya Norton, husband and wife by Warranty Deed from Tana Sue Duke, dated May 1, 2019 and recorded May 3, 2019 in Instrument No. 20190503-0041426, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 74 Peachtree Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2025.

Doug Norton

Tawnya Norton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of June, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

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 **June 2, 2025**.

Date

Affiant Signature

June 2, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 07-26-2029