This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7020-SL

Karen Johnson Davidson County
Batch# 1324185 DEEDWARR
09/19/2025 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.13
20250919-0074877

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $764,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2025.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Cathey P. Norton and Keith J. Norton<br>605 Copperfield Court<br>Brentwood, TN 37027 | The New Owner | 172 01 0A 136.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Amy Leigh Schelton and Brad Schelton, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Cathey P. Norton and Keith J. Norton, wife and husband** (individually and/or collectively, "Grantee"), 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. 136 on the Plan of COPPERFIELD REVISED of record in Plat Book 6900, Pages 555 through 559, 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 Amy Leigh Schelton and Brad Schelton, wife and husband, by Warranty Deed from Stephen Jay Roberson and Susan Carol Roberson, Trustees of the Roberson Living Trust as amended and restated on July 7, 2011, of record in Instrument No. 20190128-0008089, in the Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 28, 2019.

This is improved property located at: **605 Copperfield Court, Brentwood, TN 37027.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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,** Grantor has executed this instrument on this 17th day of September, 2025.

GRANTOR:

Amy Leigh Schelton

Brad Schelton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy Leigh Schelton and Brad Schelton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2025.

Notary Public
My Commission expires: 5-21-26

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 9-17-2025 (date of document).

Emma Howard
Affiant Signature

9-17-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL