WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328780 DEEDWARR
10/01/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251001-0078319

File No. AD-25-10740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The McCormack & Cottingham Trust	**New Owner**	
(NAME)	(NAME)	
3138 Boulder Park Drive		096-15-0-034.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ryon C. Norwood, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The McCormack & Cottingham Trust, dated March 9, 2021**, HEREINAFTER CALLED THE GRANTEE, 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. 9 on the Plan of Hickory Bend Subdivision, Section III, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 80.19 feet along the Northerly margin of Boulder Park Drive and runs back 110.00 feet on its westerly line and 107.08 feet on its easterly line witness line measuring 80 feet thereon and extends back 25 feet, more or less, on each side line to the centerline of McCrory Creek.

Being the same property conveyed to Ryon C. Norwood by Warranty Deed from House of Salad LLC a Alabama Limited Liability Company of record in Instrument No. 20191202-0123350 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

Being the same property conveyed to Ryon C. Norwood and wife, Sondra Norwood by Quitclaim Deed from Ryon C. Norwood of record in Instrument No. 20231208-0095031 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 08, 2023.

Final Decree of Divorce recorded on March 03, 2025, in Instrument No. 20250303-0015501

Being the same property conveyed to Ryon C. Norwood, unmarried by Quitclaim Deed from Sondra Jones, f/k/a Sondra Norwood, unmarried of record in Instrument No. 202510010078318 Register's Office for Davidson County, Tennessee, dated June 12, 2025 and recorded on _____.

This is property more commonly known as 3138 Boulder Park Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 30th day of September, 2025.

Ryon C. Norwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2025, before me personally appeared Ryon C. Norwood, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2025.

Notary Signature
My commission expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 **September 30, 2025**.

Date

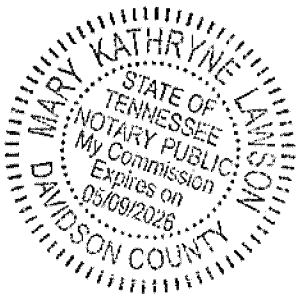
Affiant Signature **09/30/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **30th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)