Karen Johnson Davidson County
Batch# 1346209 DEEDWARR
11/14/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20251114-0090685

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510884

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$635,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of November 2025.

T. P. ROSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

# WARRANTY DEED

**THIS INDENTURE**, made this 10th day of November 2025, among:

**KONRAD NORRIS, A MARRIED MAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ARTHUR D'ANGELO AND KAREN THORNTON**
**HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Konrad Norris, a married person by deed from Music City Financial, LLC, dated March 28, 2024, of record in Instrument No. 20240401-0022308, Register's Office for Davidson County, Tennessee. This is not nor ever has been the marital residence of the said Grantor, therefore the spouse of the said Grantor does not need to join in the execution of this instrument.**

**Being also known as 315 Lynn Drive, Nashville, TN 37211.**

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Konrad Norris**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Konrad Norris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November 2025.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires: _____

**Owner Name & Property Address:**

Name: Arthur D'Angelo and Karen Thornton
Address: 315 Lynn Drive
City, State, Zip: Nashville, TN 37211

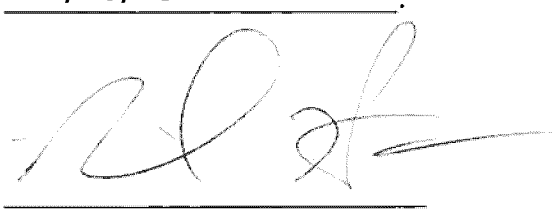
**Responsible Party For Taxes:**

Name: New Owner
Address: 315 Lynn Drive
City, State, Zip: Nashville TN 37211

**Tax ID: 147-01-112.00**

## Certificate of Authenticity

I, Nick Harris, 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 **11/10/25**.



Affiant Signature

**11/10/25**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10** day of **November**, 20 **25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

