NEW OWNER:
Michael Norton
1211 Catina Drive
Nashville, TN 37217

SEND TAX BILL TO:
NEW OWNER
1211 Catina Drive
Nashville, TN 37217

Map & Parcel: 120-01-0-056.00

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1349896 DEEDWARR
11/21/2025 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20251121-0093377

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged; I, **BRADLEY BIEL, an unmarried man, ("Grantor"),** have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL NORTON, an unmarried man, ("Grantee"), his heirs and assigns,** certain tracts or parcels of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot Numbers 30 and 31, First Addition, Miro Meadows, a plat of which is of record in Plat Book 1424, Page 106, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

AND BEING the same property conveyed to Bradley Biel, an unmarried man, by Warranty Deed from Erika Chambers, an unmarried woman, dated April 5, 2016 and recorded April 7, 2016 as Instrument Number 20160407-0033272, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4717, Page 332, Register's Office, Davidson County, Tennessee.

2. Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4792, Page 501, Register's Office, Davidson County, Tennessee.

3. Any and all matters as shown on plat of record in Plat Book 1424, Page 106, Register's Office, Davidson County, Tennessee.

4. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is <u>improved</u> property known as <u>1211 Catina Drive, Nashville, TN 37217</u>.

TO HAVE AND TO HOLD said tracts of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantee, his heirs and assigns,** forever.

GRANTOR covenants with the Grantee that Grantor is lawfully seized and possessed of said tracts of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said tracts of land to the said **Grantee, his heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.

Property taxes for the current year shall be prorated.

WITNESS my signature, this the 28th day of October, 2025.

Brad Biel

BRADLEY BIEL AKA Brad Biel

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, via audio and video communication, the within named bargainors(s), **BRADLEY BIEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. **Provided Driver License**

WITNESS my hand and seal at office this 10/27/2025 ~~28th day of October~~, 2025.

MERCEDEZ G ROBINSON
Notary Public - State of Florida
Commission # HH 621989
Expires on December 16, 2028

Mercedez G. Robinson

Notary Public Mercedez G Robinson
My Commission Expires: 12/16/2028
Notarized remotely online using communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**470,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 28th day of October, 2025.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Danielle Imbarato, 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 10.28.25. (Date of document)

Danielle Imbarato
Affiant Signature

10.28.25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of October, 2025.

Chase Owens
Notary signature

My commission expires:

