WARRANTY DEED

Karen Johnson Davidson County
Batch# 1368086 DEEDWARR
01/12/2026 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260112-0002423

File #25-TC-2120-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amber Norris and Deborah Norris	**Rocket Mortgage, LLC**	
(NAME)	(NAME)	**095 05 0B 002.00**
233 Graylynn Drive	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN THOMAS COX, JR. AND LORI ANN COX, TRUSTEES OF COX FAMILY TRUST DATED SEPTEMBER 16, 2024,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

AMBER NORRIS, AN UNMARRIED WOMAN, AND DEBORAH NORRIS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of EASTHAVEN TOWNHOMES, a Planned Unit Development, established by Declaration of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site of Plan attached as Exhibit "A-2," to the aforementioned Declaration.

Being the same property conveyed to John T. Cox and Lori A. Cox, husband and wife, by Warranty Deed from Jessica K. Torrento, a single woman, of record in Instrument No. 20160811-0083738, in the Register's Office of Davidson County, Tennessee, dated August 10, 2016 and recorded on August 11, 2016.

Being the same property conveyed to John Thomas Cox Jr. and Lori Ann Cox, Trustees, of the Cox Family Trust, dated September 16, 2024, by Quitclaim Deed from John T. Cox and Lori A. Cox, husband and wife, of record in Instrument No. 20241104-0085413, in the Register's Office of Davidson County, Tennessee, dated October 03, 2024 and recorded on November 04, 2024.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as Amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570.
* Easement for Grant of Transmission Line, recorded in Book 1163, Page 638 and Book 1207, Page 513.
* Easement for Deed, recorded in Instrument No. 20031007-0147962.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010628-0068559.
* Charter for Easthaven Townhome Owners Association recorded as Instrument No. 20010806-0083542 and Amended in Instrument No. 20020709-0082356.
* Common Open Space Deed recorded as Instrument No. 20020709-0082358 and Re-recorded in Instrument No. 20020710-0083021.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2120 Lebanon Pike, Apt. 2, Nashville, TN 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th day of January, 2026.

Cox Family Trust dated September 16, 2024

By: _____
John Thomas Cox, Jr., Trustee

By: _____
Lori Ann Cox, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Thomas Cox, Jr. and Lori Ann Cox with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the Cox Family Trust dated September 16, 2024, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 9th day of January, 2026.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of January, 2026.

Affiant Signature
Date 1/9/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

