Karen Johnson Davidson County
Batch# 399488 DEEDWARR
05/13/2020 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,277.98
20200513-0049526

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 4-20-7104

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $345,400.00.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2020.

Notary Public
My Commission Expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Connor William Schwartz 416 Normandy Circle Nashville, TN 37209	Connor William Schwartz 416 Normandy Circle Nashville, TN 37209	104-01-0B-061.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chistine Legendre f/k/a Christine Widmann, a married woman** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Connor William Schwartz, a single man**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 416 on Lot 30, together with the appurtenant interest in the common elements of Normandy Place Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Normandy Place Condominiums, of record in 20020214-0019862; as amended in Instrument No. 20020523-0063131; Instrument No. 20101004-0079010; and in Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Normandy Place Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto; as amended in Instrument No. 20080222-0017616, said Register's Office, the aforementioned site-plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christine Widmann by Warranty Deed from Noel E. Hengelbrok and Michelle L. Ojima n/k/a Michelle Hengelbrok, husband and wife, dated May 26, 2016, recorded June 1, 2016, of record in Instrument No. 20160601-0055137, Register's Office for Davidson County, Tennessee.

Jordan Legendre joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **416 Normandy Circle, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2020 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 their 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.

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. 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 11th day of May, 2020.

GRANTOR:

Christine Legendre f/k/a Christine Widmann

Jordan Legendre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine Legendre f/k/a Christine Widmann and Jordan Legendre, 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 11th day of May, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

