Name and Address of New Owner:
Brenna Romano
376 Normandy Circle
Nashville, TN 37209

Send Tax Bills To:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 404232 DEEDWARR
05/21/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200521-0052965

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 104-01-0B-121.00-CO

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 and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan Byrne and Brittany Byrne, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brenna Romano, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 376 on Lot No. 20 on the Normandy Place Condominiums, Phase III, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, and First Amendment of record in Instrument No. 20020523-00063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862, and as Exhibit "A" on the First Amendment to Master Deed of record under instrument No. 20020523-00063131, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Ryan Byrne and Brittany Byrne, husband and wife, by Warranty deed from Alaina M. Kiefer Davis and husband, L. Taylor Davis, of record in Instrument No. 20150610-0054669, Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 10, 2015.

Being improved property also known as 376 Normandy Circle, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of May, 2020.

Ryan Byrne (SEAL)

Brittany Byrne by Ryan Byrne, her attorney-in-fact (SEAL)
Brittany Byrne by Ryan Byrne, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Byrne, 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 this 15th day of May, 2020.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of May , 2020, before me personally appeared **Ryan Byrne** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brittany Byrne,** and acknowledged that he executed the same as the free act and deed of the said **Brittany Byrne.**

Witness my hand and official seal at office at Nashville, Tennessee, this the 15th day of May, 2020.

My commission expires: 3/8/21

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER DAVIDSON COUNTY

Notary Public

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of May, 2020.

Notary Public
My commission expires: 1.8.2024

KELSEY RENEE HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JAN '24

File No. 2020-734

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021