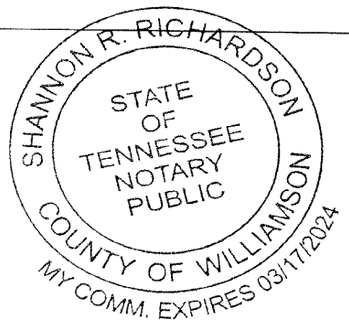
Karen Johnson Davidson County
Batch# 543816 DEEDWARR
12/31/2020 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20201231-0154924



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2020.

Notary Public

My commission expires: 3.17.2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristine Alberico	**New Owner**	**104-01-0B-118.00CO**
372 Normandy Circle		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rachel Darlene Noble, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristine Alberico, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 372 on Lot No. 19 of the Normandy Place Condominiums, 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 as amended under Instrument No. 20020523-0063131, 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 under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rachel Darlene Noble, single woman, by Warranty Deed, from John Edward Fordham and Sonia Fordham, husband and wife, dated April 9, 2015, of record in Instrument No. 20150416-0033668, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775 Register's Office for Davidson County, Tennessee.
Utility Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20080222-0017558, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20041230-0155033, in

the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20140710-0060933, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 3027, Page 526, Book 3027, Page 536 and Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 372 Normandy Circle, Nashville, TN 37209

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 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. 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 29th day of December, 2020

Rachel Darlene Noble

Rachel Darlene Noble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rachel Darlene Noble,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2020.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: **20-760**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021