Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233169

Karen Johnson Davidson County
Batch# 580681 **DEEDWARR**
03/01/2021 12:03:15 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20210301-0025455

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $372,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas J. Jorgenson 332 Normandy Circle Nashville TN 37209	New Owner	Tax Parcel ID No. 104 01 0B 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradford Schleben, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas J. Jorgenson, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, a certain Condominium Apartment being Unit No. 332 on Lot No. 9, on the Plan of 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 in Instrument No. 20020214-0019862; as amended in Instrument No. 20020523-0063131; Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for said County, 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, Phase ii for placement of Units, as shown on Exhibit 'A" to the Amendment of the Master Deed of record in Instrument No. 20020523-0063131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradford Schleben, an unmarried man, by Warranty Deed from Dominique A. Altieri, unmarried and Brett D. Warner, unmarried, as Joint Tenants with Right of Survivorship, of record in Instrument No. 20160812-0084049, in the Register's Office of Davidson County, Tennessee, dated August 10, 2016 and recorded on August 12, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Acklen Heights, as recorded in Plat Book 1835, Page(s) 10.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing Normandy Place Condominiums of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument Nos. 20020523-0063131, 20080222-0017616, 20101004-0079010 and 20120628-0056775; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Deed of Trust recorded in Book 4984, Page 815.

Easement for Sanitary Sewer, recorded in Book 3027, Page 526 and Book 3027, Page 536.

Easement for Utility, recorded in Instrument Nos. 20080222-0017558.

Easement for Encroachment, recorded in Instrument Nos. 20140710-0060933.

This is improved property located at 332 Normandy Circle Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of February, 2021.

Bradford Schleben

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradford Schleben, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021