Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 588623 DEEDWARR
03/10/2021 11:21:02 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80

20210310-0031389

39-B
File #21-1112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth R. Cox , a married woman, and Charlotte Leigh Cox, an unmarried woman, taking as joint tenants with rights of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marie Phuong Mullen and Leann Lam, tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 420, together with the appurtenant interest in the common elements of Normandy Place Condominiums Horizontal Property Regime established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, and further amended at Instrument No. 20101004-0079010, and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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, as shown on Exhibit "A" on the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit, and being located upon Lot 31 on the Plan of Revised Plan Acklen Heights, of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth R. Cox , a married woman, and Charlotte Leigh Cox, an unmarried woman, taking as joint tenants with rights of survivorship by Warranty deed from Ashley Hester, a married woman, also known as, Ashley Hester Ayers of record in Instrument No. 20180130-0009264 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on January 30, 2018. The subject property has not been the residence of Elizabeth R. Cox or her spouse.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 420 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Marie Phuong Mullen		104-01-0B-106.00

WITNESS THE EXECUTION HEREOF this 1st day of March, 2021.

Elizabeth R. Cox
Elizabeth R. Cox

Charlotte Leigh Cox

State of Tennessee)
County of Davidson)

On this 1st day of March, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth R. Cox and Charlotte Leigh Cox, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 404,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of March, 2021.

Notary Public

My Commission Expires: 9/6/22

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP