| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Karen Johnson Davidson County<br>Batch# 655599 DEEDWARR<br>06/11/2021 03:33:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,572.50<br>20210611-0079332<br><br>File #2021-346 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me on June 10, 2021.<br><br>NOTARY PUBLIC<br>My Commission Expires: 7/9/2024 |

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Jose Antonio Diaz<br>Marisa H. Miceli<br>3014 Hedrick St., #305<br>Nashville, TN 37203 | Bank of America, N.A.<br>4500 Amon Carter Blvd.<br>Ft. Worth, TX 76155 | 104-02-0T-305.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD JAMES NORMAN, III, AN UNMARRIED PERSON**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOSE ANTONIO DIAZ AND MARISA H. MICELI, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Number 305, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed, appearing as Instrument Number 20000714-0069948, as amended by First Amendment to Master Deed and By-Laws of West End Lofts Condominiums, recorded as Instrument Number 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Together with Parking Space Number 11 as depicted on Page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" thereto.

Being the same property conveyed to EDWARD JAMES NORMAN, III, MARRIED, by deed from STEVEN H. BRAMMELL, UNMARRIED, of record in Instrument No. 20140701-0057492, dated June 27, 2014, said Register's Office. Edward James Norman, III having since divorced by Final Decree of Divorce with Marital Dissolution Agreement in the Third Circuit Court of Davidson County, Tennessee at Nashville, Docket No. 17D-2053, filed on July 17, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3014 Hedrick St., Unit 305, Nashville, TN 37212.

**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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, thier 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** our hands on June 10, 2021.

**Grantor:**

Edward James Norman III

**Edward James Norman, III**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **EDWARD JAMES NORMAN, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2021.

Notary Public

My commission expires: 7/18/21

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

