Karen Johnson Davidson County
Batch# 660548 DEEDWARR
06/21/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20210621-0083261

Name and Address of New Owner:
Ryan Paxton
424 Normandy Circle
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-01-0B-109-00

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, **Lauren Paxton Baumgarten, f/k/a Lauren Paxton, and Jon Baumgarten, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Paxton, Married Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 424 on Lot 32 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 as Instrument 20020214-0019862, as amended as Instrument 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 on the Common Elements appurtenant to said unit, as set forth in the 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 as Instrument 20020214-0019862 and as shown on Exhibit "A" on the First Amendment to the Master Deed of record as Instrument 20020523-0063131, 20101004-0079010 and 20120628-0056775, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lauren Paxton, unmarried, by Warranty Deed from Mattie Denise Jackson, a single person, of record in Instrument No. 20170526-0052937 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 26, 2017. (Value of consideration shown in aforementioned deed $340,000.00.)

Being also known as 424 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 17th day of June, 2021.

Lauren Paxton Baumgarten (SEAL)
Lauren Paxton Baumgarten

(SEAL)
Jon Baumgarten

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 Lauren Paxton Baumgarten and Jon Baumgarten, 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.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 17th day of June, 2021.

Notary Public
My commission expires: 5-5-2025

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 $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Becky Bauer
(Affiant)

Sworn to and subscribed before me this
17th day of June, 2021.

Notary Public
My commission expires: 5-5-2025

File No. 2021-1520

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Life, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 17, 2021 (date of document).

Sarah Life
Affiant Signature

June 17, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of June, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

