This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 693468 DEEDQC
08/09/2021 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0107055

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Daniel M. Ryan
Affiant Signature

Subscribed and sworn to before me on this the 28 day of July, 2021

Notary Public

My Commission expires 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Anna M. Brown and Daniel M. Ryan
345 Normandy Circle
Nashville, TN 37209

SEND TAX BILLS TO:
Anna M. Brown and Daniel M. Ryan
345 Normandy Circle
Nashville, TN 37209

MAP AND PARCEL NUMBER: 104010B03400CO

QUITCLAIM DEED

20NT01693

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Anna M. Brown, unmarried

By these presents do remise, release and **QUITCLAIM** unto

Anna M. Brown and Daniel M. Ryan, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 345 on Lot No. 38 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 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 premises as conveyed to Anna M. Brown, unmarried, in Deed from Christopher Sundar and Kara Sundar, married recorded 04/16/2013 in Document Number 20130416-0037551, Book NA, Page NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 345 Normandy Cir, Nashville, TN 37209-4819

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 this 28 day of July, 2021.

Anna M. Brown
Anna M. Brown

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anna M. Brown** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July, 2021

Notary Public

My Commission expires: 5/18/25.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Daniel M. Ryan
Daniel M. Ryan

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Daniel M. Ryan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July, 2021

Notary Public

My Commission expires: 5/18/25.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Evelin Alexandru, do hereby make oath that I am a licensed attorney and/or the custodian 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 July 28 2021 (date of document).

Affiant Signature

08- 06- 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024