Karen Johnson Davidson County
Batch# 697224 DEEDWARR
08/13/2021 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20210813-0109509

GENERAL WARRANTY DEED

This instrument prepared by:
MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, TN 372121

New Owner:
Erin Dowling
232 Croleywood Lane
Nashville, TN 37209

TAX BILLS TO:
Lindsay Norfleet
7101 Vicksburg Dr
Fairview, TN 37062

Tax Identification: **090120Q02100CO**

For good and valuable consideration received, **LINDSAY NORFLEET** ("Grantor"), a married woman, does hereby sell and convey unto **ERIN DOWLING, an unmarried woman** ("Grantee"), a married woman, the following described real estate:

Land situated in Davidson County, Tennessee, being Unit TH14, as established in the Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation, by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810 recorded September 8, 2016, Register's Office for Davidson County, Tennessee.

The previous and last conveyance being a Special Warranty Deed from Charlotte Parkside, Inc., a Tennessee corporation, to Lindsay Norfleet, a married woman, on December 20, 2019, of record in Instrument No. 20191223-0132609, Register's Office for Davidson County, Tennessee.

This is improved property known as 232 Croleywood Lane, Nashville, TN 37209.

I, **SEBASTIEN FONTANELLE**, husband of Lindsay Norfleet, seller do hereby join this conveyance to convey any interest I may have in the above described property by operation of the law.

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This ~~9th~~ 10th day of August, 2021.

By: Lindsay Norfleet, Grantor

Sebastien Fontanelle

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this ~~9th~~ 10th day of August 2021, before me personally appeared **Lindsay Norfleet**, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Lindsay Norfleet, the within named Grantor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~9th~~ 10th day of August 2021.

NOTARY PUBLIC

My Commission Expires: 02-01-23

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

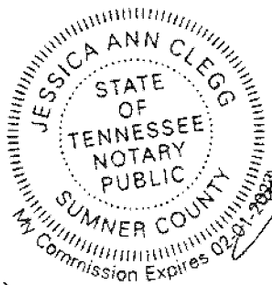
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this ~~9th~~ 10th day of August 2021, before me personally appeared **Sebastien Fontanelle**, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Lindsay Norfleet, the within named Grantor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~9th~~ 10th day of August 2021.

Sebastien Fontanelle

Sworn to and subscribed before me on this the ~~9th~~ 10th day of August 2021.



NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is **$465,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Lindsay Norfleet, AFFIANT

Sworn to and subscribed before me on this the 10 day of August, 2021.



NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/12/2021 (date ~~of document~~).

Affiant Signature

08/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025