WARRANTY DEED

Karen Johnson Davidson County
Batch# 706459 DEEDWARR
08/30/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210830-0116347

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Vieten	New owner	104010B08200CO
(NAME)	(NAME)	
324 Normandy Circle	324 Normandy Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paige Marie Taylor and Zachary Smith, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Vieten,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 324 ON LOT NO. 7 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 IN INSTRUMENT NO. 20020214-0019862 AND AS AMENDED IN INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION BY 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 IN INSTRUMENT NO. 20020214-0019862 AND AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20020523-0063131, SAID REGISTER OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO PAIGE MARIE TAYLOR, A SINGLE WOMAN BY DEED FROM JULIE ANN KOLE, UNMARRIED OF RECORD IN INSTRUMENT NO. 20160622-0063298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 10, BOOK 4984, PAGE 815, BOOK 3207, PAGE 526 AND BOOK 3027, PAGE 536 AND IN INSTRUMENT OF RECORD AND RECORDED AS INSTRUMENT NUMBERS 20020114-0005489, 20080222-0017616 AND 20080222-0017558, SAID REGISTER'S OFFICE; ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND OR NOT STATED HEREIN.

unimproved ☐

This is improved ☑ property, known as 324 Normandy Circle, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hands this 24th day of August, 2021.

Page Marie Taylor

Zachary Smith joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of his marriage to Paige Marie Taylor.

State of Tennessee
County of Davidson

On this 24th day of August, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Paige Marie Taylor and Zachary Smith the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 24th day of August, 2021.



Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Vieten

May 05, 2025

Certificate of Authenticity

I, Emily Manno, 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 08/24/21.

Date

Emily Manno

Affiant Signature

08/24/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of August, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON