THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736403** Karen Johnson Davidson County Batch# 712516 **DEEDWARR** 09/10/2021 08:14:41 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20210910-0121116	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARCH 7, 2023

WARRANTY DEED

Address New Owner: Patrick Rollo 407 Normandy Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0B 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne R. Fennell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Rollo, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit 407 on Lot No. 46 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 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 property conveyed to Suzanne R. Fennell, by Warranty Deed from Maury Gage Wahtera and Kirk A. Wahtera, Wife and Husband, of record in Instrument No. 20141204-0111379, in the Register's Office of Davidson County, Tennessee, dated December 01, 2014 and recorded on December 04, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan Acklen Heights, as recorded in Plat Book 1835, Page(s) 10.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Normandy Place Condominiums Condominium of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument Nos. 20020523-0063131; 20080222-0017616; 20101004-0079010; 20120628-0051775; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4984, Page 812.

Easement for Open Space or Common Areas, recorded in 20041230-0155033.

Easement for Utility, recorded in Instrument No. 20080222-0017558.

Charter of Normandy Place Condominium Owners Association, Inc. recorded in Instrument No. 20020114-0005489.

This is improved property located at 407 Normandy Circle Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2021.

Suzanne R. Fennell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne R. Fennell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2021.

Notary Public
My Commission Expires: _____

