Karen Johnson Davidson County
Batch# 723964 DEEDWARR
09/27/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210927-0129091

#36556

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13569-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

Subscribed and sworn to before me, this the 17th day of September, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna Catherine Bostick 328 Normandy Circle Nashville, TN 37209	First Horizon Bank 1 Corporate Dr. Ste 360 Lake Zurich, IL 60047	104-01-0B-085.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Avery Robinson Sernett, married, f/k/a Avery P. Robinson**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anna Catherine Bostick, single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment, being Unit No. 328 on Lot No. 8 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 First Amendment of record under Instrument No. 20020523-0063131 and Second Amendment of record in Instrument No. 20101004-0079010 and Third Amendment of record in Instrument No. 20120628-0056775, 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 and shown on Exhibit A 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 Avery P. Robinson, a single woman by Warranty deed from Madison Vannoy n/k/a Madison Vannoy York, married of record in Instrument No. 20161024-0112012 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 24, 2016. The said Avery P. Robinson having since been married, is now known as Avery Robinson Sernett.

Spouse Joseph Sernett joins in this conveyance, but not in the warranties herein, to relinquish all rights, marital or otherwise, which he may have in said property by virtue of his marriage to Avery Robinson Sernett, f/k/a Avery P. Robinson.

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This is improved property located at: **328 Normandy Circle, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of September, 2021.

GRANTOR:

Avery Robinson Sernett
Avery Robinson Sernett, f/k/a Avery P. Robinson

Joseph Sernett
Joseph Sernett

STATE OF ~~TENNE~~SSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Avery Robinson Sernett the within named Grantor, 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.

WITNESS my hand and seal at office this 13th day of September, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Sernett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

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TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/13/2021.

George E. Mudter, Jr.
Dated 9/13/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/13/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023