This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14746-TC

Karen Johnson Davidson County
Batch# 769549 DEEDWARR
12/08/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20211208-0162452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2021.

Notary Public
My Commission Expires: _____

JEFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna Maria Albanese 388 Normandy Circle Nashville, TN 37209	Studio Bank 124 12th Avenue South, Suite 400 Nashville, TN 37203	104-01-0B-130.00

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, we, **Brock Thomas Shockley and Brittainy Shockley, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anna Maria Albanese, Trustee of The Anna Maria Albanese Revocable Trust dated June 10, 2016,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 388 on Lot 23, together with the appurtenant interest in the common elements of Normandy Place Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Normandy Place Condominiums, of record in 20020214-0019862; as amended in Instrument No. 20020523-0063131; Instrument No. 20101004-0079010; Instrument No. 20120628-0056775; and in Instrument No. 20210803-0104481, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Normandy Place Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned site-plan, the plan of record in Book 1835, page 10, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Brock Thomas Shockley and Brittainy Shockley, husband and wife by Warranty Deed from Jeremy S. Graham, unmarried, dated November 20, 2019, recorded November 21, 2019, of record in Instrument No. 20191121-0120345, Register's Office for Davidson County, Tennessee.

This is improved property located at: **388 Normandy Circle, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 3rd day of December, 2021.

GRANTOR:

Brock Thomas Shockley

Brittainy Shockley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brock Thomas Shockley and Brittainy Shockley, the within named bargainors, 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 3rd day of December, 2021.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 3, 2021

Affiant Signature

Date: 12/3/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 3, 2021

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

