Karen Johnson Davidson County
Batch# 875082 DEEDWARR
06/21/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,010.95
20220621-0070681

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $543,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2022.

Notary Public

My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Richard Thomas Hopkins** | **New Owner** | **104-01-0B-065.00CO** |
| **176 Helen Ave.** | | |
| **Poca, WV 25159** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Brittany Paige Maynor, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Richard Thomas Hopkins, a married man**

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:

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of Normandy Place Condominiums, Phase II, a Horizontal Property Regime With Private Elements of record in Exhibit "E" in the Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Paige Maynor by Warranty Deed from Eric C. Patterson, unmarried, dated June 8, 2020, of record in Instrument No. 20200609-0059233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
Utility Easement of record in Instrument No. 20080222-0017558, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Instrument No. 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
Encroachment Easement Agreement of record in Instrument No. 20140710-0060933, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Homeowners Association of record in Instrument No. 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3027, Page 526, Book 3027, Page 536 and Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3597 Normandy Place South, Unit 302, Nashville, TN 37209.

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 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 hand(s) this 13th day of June, 2022.

x Brittany Paige Maynor
Brittany Paige Maynor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brittany Paige Maynor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2022.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 22-339
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

## True Copy Certification

I, **Diane March,** 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 this the 13th day of June, 2022.

Affiant Signature
Date 06/13/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

