G#36684-2 BOX #14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444350

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $532,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2023.

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1005795 **DEEDWARR**
05/22/2023 09 29 22 AM 2 pgs
Fees $13 00 Taxes $1,968 40

20230522-0038115

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Candice Ardoin 420 Normandy Circle Nashville TN 37209	~~New Owner~~ CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Parcel ID No. 104-01-0B-106.00 CO

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, **Marie Phuong Mullen, married and Leann Lam, unmarried with right of survivorship, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Candice Ardoin**,*("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *an unmarried woman

Land in Davidson County, Tennessee, being Unit No. 420, together with the appurtenant interest in the common elements of Normandy Place Condominiums, a horizontal property regime, established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481, and Instrument No. 20211208-0162909, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 "A" on the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit, and being located upon Lot 31 on the Plan of Revised Plan Acklen Heights, of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARIE PHUONG MULLEN and LEANN LAM, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ELIZABETH R. COX and CHARLOTTE LEIGH COX, TAKING AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20210310-0031389, dated March 1, 2021, said Register's Office.

Said property was never the marital residence of Grantors.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 104-01-0B-106.00 CO.

Matters shown on the Plan of record in Plat Book 1835, page 10, said Register's Office.

Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, said Register's Office.

Rules & Regulations of record in Instrument No. 20080222-0017616, said Register's Office.

Easements of record in Book 3027, page 526 and Book 3027, page 536, said Register's Office.

Easement Agreement of record in Instrument No. 20140710-0060933, said Register's Office.

Grant of Underground Utility Easement of record in Instrument No. 20080222-0017558, said Register's Office.
Right of Way and Easement Agreement of record in Book 4218, page 818, said Register's Office.

This is improved property located at 420 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 19th day of May, 2023

Marie Phuong Mullen

Leann Lam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marie Phuong Mullen and Leann Lam, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2023

Notary Public

My Commission Expires: _____

