Karen Johnson Davidson County
Batch# 1009126 DEEDWARR
05/30/2023 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,946.20
20230530-0040660

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37665-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $526,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2023. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. SEPTEMBER 8, 2025 KELLY E. COX

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clarence J. Gideon, III 1995 Vested Trust 4400 Chickering Lane Nashville, TN 37215	Clarence J. Gideon, III 1995 Vested Trust 4400 Chickering Lane Nashville, TN 37215	Map and Parcel No.: 104010B00500CO

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, Julia Pate, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Cecile Gideon, as Co-Trustee of the Clarence J. Gideon, III 1995 Vested Trust under agreement dated February 28, 1995 ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 342 Normandy Circle, Nashville, Davidson County, Tennessee 37209.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of May, 2023.

GRANTOR:

Julia Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit 342 on Lot No. 11 of Normandy Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the 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 said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Julia Pate, an unmarried woman, by Warranty Deed from Karen Brandon Light, married, of record in Instrument No. 20160104-0000108, in the Register's Office of Davidson County, Tennessee, dated December 30, 2015 and recorded on January 04, 2016. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20160125-0007013, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. 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 of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record 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; 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.
3. Easement for Utility, recorded in Instrument No. 20080222-0017558.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/30/23 (date of document).

Affiant Signature

5/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY