THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544764**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1015879 DEEDWARR
06/16/2023 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20230616-0045934

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 05, 2027

WARRANTY DEED

Address New Owner: Steven A. Jarva and Megan E. Hammer 385 Normandy Circle Nashville TN 37209	Send Tax Bills To: Compass Mortgage 27755 Diehl Rd #100 Warrenville, IL 60555	Tax Information: Tax Parcel ID No. 104 01 0B 145.00

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, **Justin Guinn and Paige Guinn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven A. Jarva and Megan E. Hammer, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 385 on Lot No. 44 as specified on the Plat shown in the Master Deed, on the Plan of Normandy Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-10 I, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862 and as amended in Instrument No. 20020523-0063131, further amended in 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 "B" to the Master Deed of record in Instrument No. 20020214-0019862, and as shown as Exhibit "A" on the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, further amended in Instrument No. 20080222-0017616, Instrument No. 20101004-0079010; Instrument No. 20120628-0056775, Instrument No. 20210803-0104481 and Instrument No. 20211208-0162909, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin Guinn and Paige Guinn, husband ad wife, by Warranty Deed from Andrew C. Gilligan, Jr., and Karen L. Gilligan, Trustees of the Gilligan Family Revocable Trust u/a/d August 2, 2000, of record in Instrument No. 20181217-0122195, in the Register's Office of Davidson County, Tennessee, dated December 12, 2018 and recorded on December 17, 2018.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan, Acklen Heights, as recorded in Plat Book 1835, Page(s) 10.

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 in Instrument No. 20020523-0063131, further amended in 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.

Easement for Temporary Construction, recorded in Book 3027, Page 526.

Easement for Right of Way, recorded in Book 4218, Page 818.

Easement recorded in Book 4984, Page 815.

This is improved property located at 385 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 15th day of June, 2023.

Justin Guinn

Paige Guinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Guinn and Paige Guinn, 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 15th day of June, 2023.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

I Lisa Allard, 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 June 15, 2023.

State of Tennessee County of Williamson.

Affiant

Sworn to and subscribed before me this June 15, 2023.

Notary Public
My Commission Expires: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024