WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018830 DEEDWARR
06/26/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230626-0048326

File No. EM-23-4669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Paxton	Rocket Mortgage	
(NAME)	(NAME)	
327 Normandy Circle	1050 Woodward Ave.	104-01-0B-092.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Catherine A. Kearney, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Paxton, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 327, 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. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481, and Instrument No. 20211208-0162909, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned First Amendment to Master Deed, and being located upon Lot No. 36 on the Plan of Acklen Heights, of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine A. Kearney, an unmarried woman, by deed dated January 2, 2014 from Bradford Whitmore Smith of record in Instrument No. 20140108-0001950, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 327 Normandy Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 23rd day of June, 2023.

Catherine A. Kearney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2023, before me personally appeared Catherine A. Kearney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 6/23/23 (date of document).

Affiant Signature

6/23/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

