THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046124** Karen Johnson Davidson County Batch# 1071810 DEEDWARR 11/14/2023 03:14:30 PM 3 pgs Fees: $18.00 Taxes: $1,942.50 20231114-0088866	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2023. Notary Public My Commission Expires: 10/30/24 MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Richard Merkhofer, Jr. 410 Normandy Circle Nashville TN 37209	Send Tax Bills To: Provident Funding Associates, L.P. 1235 North Dutton Ave, Ste E Santa Rosa, CA 95401	Tax Information: Tax Parcel ID No. 104-01-0B-056.00 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, **Elizabeth Anne Coop, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Merkhofer, Jr., an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 410, 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, 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 plat attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to ELIZABETH ANNE COOP, by deed from BETH M. LAIRD AND BETH C. MASON, AS TENANTS IN COMMON, of record in Instrument No. 20140811-0071953 , dated August 4, 2014 , said Register's Office.

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-056.00 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, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481 and Instrument No. 20211208-0162909 , said Register's Office.

This is improved property located at 410 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 14th day of November, 2023.

Elizabeth Anne Coop

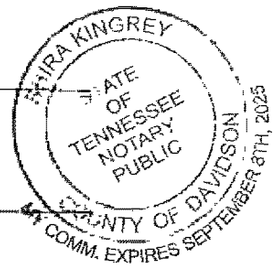
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of November, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Kinkra Spann, 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 11/14/2023.

Date

Affiant Signature

11/14/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of November, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY