Chapin Abbott Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1117188
04/02/2024 10:19:54 AM
Fees: $13.00 Taxes: $1,950.25

Davidson County
DEEDWARR
2 pgs

20240402-0022721

JM-P-24-322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,095.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John Ray Dotson	**NEW OWNER**	
(NAME)	(NAME)	**104-01-0B-080.00-CO**
322 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH T. GRUMSKI AND PEGGY GRUMSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN RAY DOTSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 322 on Lot No. 6 of the Normandy Place Condominiums, Phase 11, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place condominiums, of record under Instrument Number 20020214-0019862 and as amended under Instrument Number 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 "E" to the First Amendment to Master Deed of record under Instrument Number 20020523-0063131, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Joseph T. Grumski and Peggy Grumski by Warranty Deed from Ashley E. Wilson and Lisa A. Wilson of record in Instrument No. 20200603-0056928 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 03, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "A" to the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 202108030104481, and Instrument No. 202112080162909, Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations of record in Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer and/or Storm Drainage of record in Book 3027, pages 526 & 536, Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument No. 20080222-0027558, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument No. 2004123-0015033, Register's Office for Davidson County, Tennessee.
- Right-of-Way and Easement Agreement for sewer purposes of record in Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4984, Page 815, in the Register's Office for Davidson County,

Tennessee.
- Encroachment Easement Agreement of record in Instrument Number 20140710-0060933, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 Normandy Circle, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th DAY OF MARCH, 2024.

Joseph T. Grumski by Peggy Grumski as Attorney-in-fact
Joseph T. Grumski
by Peggy Grumski as Attorney-in-fact

Peggy Grumski
Peggy Grumski

CJH
STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Charleston
CJH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY GRUMSKI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH T. GRUMSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH T. GRUMSKI.

Witness my hand and official seal, this the 29th of March, 2024.

Carol J Hinkle
Notary Public Carol J Hinkle
My Commission Expires: 04-12-2033
(SEAL)

CAROL J. HINKLE NOTARY PUBLIC My Comm. Exp. Apr 12, 2033 STATE OF SOUTH CAROLINA

CJH
STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Charleston
CJH

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

Witness my hand and official seal, this the 29th of March, 2024.

Carol J Hinkle
Notary Public Carol J Hinkle
My Commission Expires: 04-12-2033
(SEAL)

CAROL J. HINKLE NOTARY PUBLIC My Comm. Exp. Apr 12, 2033 STATE OF SOUTH CAROLINA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212