Karen Johnson Davidson County
Batch# 1126118 DEEDWARR
04/23/2024 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20240423-0029205

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 890823 2024-08622 Terry Chandler	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 535,000.00 Affiant Subscribed and sworn to before me, this the 22 day of April, 2024. Notary Public My commission expires: 3/20/28 (Affix Seal)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Holly Temple	NAME: Holly Temple
STREET ADDRESS: 385 Normandy Circle Nashville TN 37209	STREET ADDRESS: 385 Normandy Circle Nashville TN 37209
MAP & PARCEL NO.: 104-01-0B-145-00C	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steve A. Jarva and Megan E. Hammer, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Holly Temple, an unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See the Exhibit "A"

This is improved property known as: 385 Normandy Circle, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 20th day of March, 2024.

x _____
Steve A. Jarva

x _____
Megan E. Hammer

State of TN }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steve A. Jarva, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 20th day of March, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

AUSTIN SMART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 7/6/26

State of TN }
County of Davidson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Megan E. Hammer, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 20th day of March, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

AUSTIN SMART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 7/6/26

EXHIBIT "A"
Property Description

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 Steven A Jarva and Megan E Hammer, husband and wife by Deed dated June 15, 2023 from Justin Guinn and Paige Guinn, husband and wife, recorded June 16, 2023, in Instrument Number 20230616-0045934, in the Official Records of Davidson County, Tennessee.

I, J. Trent Lehman, 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 3/20/24 (date of document).

Affiant Signature

4/22/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of April, 2024

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY