WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137573 DEEDWARR
05/21/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240521-0037776

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Comandante' Revocable Trust U/A/D May 16, 2024	THE NEW OWNER	Parcel ID: 104 01 0B 043.00
(NAME)	(NAME)	
415 Normandy Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Caitlin Decamillis Copeland and Jason Copeland, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Comandante' Revocable Trust U/A/D May 16, 2024**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain lot, piece or parcel of Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 415 on Lot No. 48 of the Normandy Place Condominiums, Phase 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and amended in Instrument Nos. 20020523-0063131, 20101004-0079010 and 20120628-0056775, 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 Master Deed of record under Instrument No. 20020214-0019862 and as amended by First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Caitlin Decamillis, unmarried from Jackie Messmer and Keith Messmer, wife and husband by Warranty Deed dated July 1, 2019 and recorded on July 5, 2019, in Instrument No. 20190705-0065748, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Caitlin Decamillis Copeland, a married woman from Caitlin Decamillis Copeland who acquired title as Caitlin Decamillis now married to Jason Ernest Copeland by Quitclaim Deed dated Decenber 23, 2022 and recorded on January 3, 2023, in Instrument No. 20230103-0000195, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 415 Normandy Cir, Nashville, TN 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 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 our hands this 20th day of May, 2024

Caitlin Decamillis Copeland

Jason Copeland

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Caitlin Decamillis Copeland and Jason Copeland, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2024.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

My Commission Expires:

(SEAL)

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 5/20/2024.

Date

Affiant Signature

5/21/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of May, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)