Karen Johnson Davidson County
Batch# 1166384 DEEDWARR
08/05/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240805-0059414

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

2024-07-1929

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James D. Holladay and Rachel Noser 416 Normandy Circle Nashville, TN 37209	NEW OWNER	Map/Parcel 104-01-0B-061.00-CO

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, **Connor William Schwartz, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James Dalton Holladay, and Rachel Anne Noser**, hereinafter called the GRANTEE, their heirs 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. 416 on Lot 30 of the Normandy Place Condominiums, 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 No. 20020214-0019862 and First Amendment of record under Instrument No. 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 Master Deed of record under Instrument No. 20020523-0019862 and shown on Exhibit "A" to the 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 Connor William Schwartz, a single man by Warranty Deed from Chistine Legendre f/k/a Christine Widmann, a married woman of record in Instrument No. 20200513-0049526 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 13, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 416 Normandy Circle, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Mallory Schwartz, spouse of Connor William Schwartz, hereby joins in this conveyance for the purpose of transferring and conveying all of her right, title, and interest she may have in and to the subject property by reason of her marriage to Connor William Schwartz.

Effective the 2 day August, 2024.

Connor William Schwartz

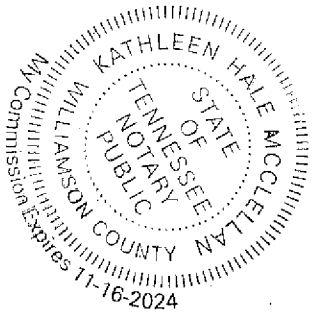
Mallory Schwartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of August, 2024, before me personally appeared Connor William Schwartz and Mallory Schwartz, 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 2 day of August, 2024.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 August 2, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

August 5, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

