Karen Johnson Davidson County
Batch # 1205366 DEEDWARR
11/14/2024 01:52:37 PM 3 pgs
Fees: $18.00 Taxes: $2,049.80
20241114-0088859

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George S. Bryan, III 340 Normandy Circle Nashville, TN 37209	Old National Bank One Main Street Evansville, IN 47708	104-01-0B-004.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Margaret D. Walsh and Ronald N. Walsh, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **George S. Bryan, III**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 340 Normandy Circle, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit 340 on Lot No. 11 of Normandy Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Margaret D. Walsh and husband, Ronald N. Walsh, by Warranty Deed from Amy C. Winstead, unmarried, dated September 22, 2001 and recorded on September 24, 2021 of record in Instrument No. 20210924-0128682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This instrument is executed on behalf of Ronald N. Walsh by Margaret D. Walsh pursuant to a Power of Attorney executed by her/him/them on the 8th day of January, 2021, of record in Instrument No. 20210114-0088858, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of November, 2024.

Margaret D. Walsh

Margaret D. Walsh

Ronald N. Walsh by Margaret D. Walsh, his Attorney-In-Fact

Ronald N. Walsh by Margaret D. Walsh, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13 day of November, 2024, before me personally appeared Margaret D. Walsh and Margaret D.Walsh as Attorney-in-Fact for Ronald N. Walsh, 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 13 day of November, 2024.

Notary Signature
My commission expires:

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $554,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of November, 2024.

Notary Public
My commission expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Margaret D. Walsh and Ronald N. Walsh

TO: George S. Bryan, III

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Margaret D. Walsh

Margaret D. Walsh, Affiant

Sworn to and subscribed before me this 13 day of November, 2024.

Notary Public

My Commission Expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY