Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241149428

Karen Johnson Davidson County
Batch # 1212504 **DEEDWARR**
12/04/2024 10 28 55 AM 3 pgs
Fees $18 00 Taxes $3,441 00

20241204-0094114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $930,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2024.

Notary Public
My Commission Expires

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct 27 2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	
Normandie Holdings LLC 926 Whittmore Drive Nolensville, TN 37135	New Owner	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathryn Armistead, Administrator of The Estate of Carmen Atkins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Normandie Holdings LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

TRACT I. 308 Polk Avenue Nashville TN 37210 Map and Parcel 106130033.00

Land in Davidson County, Tennessee, being Lot No 73 on the plan of SECTION THREE, WOODYCREST, of record in Book 2083, Page 21, Register's Office for said County

Said Lot No 73, which is a corner lot, fronts 102 82 feet on the Southeasterly margin of Polk Avenue and fronts 109 0 feet on the Easterly margin of Whitney Avenue, said frontages being joined by a curve having a length of 30 57 feet, and extends back 140.0 feet on the Easterly line and 135 feet on the Southeasterly line to a Point of Intersection.

Being the same property conveyed to Harold B. Atkins and wife, Carmen B Atkins, by Warranty Deed from Kyle K. Caldwell and Elizabeth L. Braithwaite, now Elizabeth L. Caldwell, of record in Book 5625, Page 681, in the Register's Office of Davidson County, Tennessee, dated July 16, 1980 and recorded on July 17, 1980 Said Harold B Atkins died on April 02, 2010, then Carmen B. Atkins aka Carmen Delilah (Beaty) Atkins died on March 23, 2024, intestate, leaving Gary D. Beaty as to 50% interest; Albert L Dale as to 25% interest and Carolyn Dale as to 25% interest, heirs at law. See Probate Case No 24P770, Davidson County Seventh Circuit Court.

TRACT II: 310 Polk Avenue Nashville TN 37210 Map and Parcel 105160247.00
The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is
described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of SECTION THREE, WOODYCREST, as of record in Book 2083, Page 21, Register's Office for said County, and described as follows·

Beginning at a point on the South margin of Polk Avenue at the corner of Lots 119 and 120; thence Easterly along Polk Avenue 98.56 feet to a concrete monument; thence around a curve in a Southeasterly direction 30.47 feet to a concrete monument in the Westerly margin of Whitney Avenue; thence with Avenue, Southerly 109.2 feet; thence South 67° 25' West 135 feet to a concrete monument at the corner of lots 119 and 120; thence with the line between said lots Northerly 140 feet to the Beginning.

Being the same property conveyed to Harold Boyd Atkins, and wife, Carmen B. Atkins, by Warranty Deed from Albert Lucien Dale, and wife, Mildred Beaty Dale, of record in Book 4133, Page 872, in the Register's Office of Davidson County, Tennessee, dated May 18, 1967 and

recorded on May 22, 1967. Said Harold B. Atkins died on April 02, 2010, then Carmen B. Atkins aka Carmen Delilah (Beaty) Atkins died on March 23, 2024, intestate, leaving Gary D. Beaty as to 50% interest; Albert L. Dale as to 25% interest and Carolyn Dale as to 25% interest, heirs at law. See Probate Case No 24P770, Davidson County Seventh Circuit Court.

TRACT III 2070 Whitney Ave Nashville TN 37210 Map and Parcel 106130032.00
The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 74 on the PLAN OF WOODYCREST, SECTION 1, as of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HAROLD BOYD ADKINS and wife, CARMAN BEATY ADKINS, by Warranty Deed from DAVID S. HAGEWOOD, JR and wife, THERESA A HAGEWOOD, of record in Book 5469, Page 256, in the Register's Office for Davidson County, Tennessee, dated July 19, 1979, and recorded on July 23, 1979; as affected by Deed of Correction of record in Book 5493, Page 328. The said HAROLD BOYD ADKINS died on April 2, 2010, leaving his wife, CAREN BEATY ATKINS as the sole owner. The said CARMEN DELILAH BEATY ATKINS died intestate on March 23, 2024 a widow and did not have any children. The heirs at law are as follows Brother GARY D. BEATY, Nephew ALBERT L. DALE, and Niece CAROLYN DALE Order Granting Appointment of Administrator to CATHRYN ARMISTEAD was file in Case No. 24P770 in the Seventh Circuit Court for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

TRACT I AND II. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, WOODYCREST, as recorded in Plat Book 2083, Page(s) 21.

TRACT III. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Woodycrest, Section 1, as recorded in Book 1835, Page 25, Register's Office for Davidson County, Tennessee.

TRACT III Covenants, Conditions and Restrictions as set forth in Building Restrictions for Woodycrest Section One recorded in Book 1907, Page 2, in said Register's Office

TRACT I AND II: Electrical Permit recorded in Book 5839, Page 934

TRACT I AND II No coverage is provided as to the amount of acreage or square footage of the land

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2024.

The Estate of Carmen Atkins

BY: Administrator

Cathryn Armistead, Administrator

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathryn Armistead with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator of the Estate of Carmen Atkins, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of December, 2024

Notary Public

My Commission Expires: 05/03/2027

JULIE ELIZABETH FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027