Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1251646
03/25/2025 11 09 40 AM
Fees $18 00 Taxes $1,961 00

Davidson County
DEEDWARR
3 pgs

20250325-0022233

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

MST 2025-0227

THIS INSTRUMENT WAS PREPARED BY:

James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Debby Page	New Owner	104-01-0B-002 00-CO
(NAME)	(NAME)	
6613 Jocelyn Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark F. Edick, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debby Page, unmarried,** 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

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 338 on Lot No. 338 on Lot No. 10 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 Number 20020214-0019862 as amended in Instrument Nos. 20020523-0063131; 20080222-0017616; 20101004-0079010; 20120628-0056775; 20210803-0104481 and 20211208-0162909, 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 Number 20020214-0019862 as amended in Instrument Nos. 20020523-0063131; 20080222-0017616; 20101004-0079010; 20120628-0056775; 20210803-0104481 and 20211208-0162909, said Register's Office, for a more complete identification and description of such unit.

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. 338, on Lot 10, together with the appurtenant interest in the common elements of Normandy Place Condominiums established by The Declaration of Condominium of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, in Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481 and Instrument No. 20211208-0162909, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "E" attached to the aforementioned Declaration.

Being the same property conveyed to Mark F. Edick, a married man by Warranty Deed from Chandler Vannoy and Alison Vannoy, husband and wife of record in Instrument No. 20230314-0018338 Register's Office for Davidson County, Tennessee, dated March 13, 2023 and recorded on March 14, 2023.

The subject property is not now nor ever has been Grantors marital primary residence.

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument Number 20020214-0019862 and amended by Instrument No 20020523-0063131, and further amended in Instrument No 20101004-0079010, Instrument No. 20120628-0056775, Instrument No 20210803-0104481 and Instrument No 20211208-0162909, Register's Office for Davidson County, Tennessee Charter for Normandy Place Condo Association of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee Amendment to the Rules and Regulations for Normandy Place Condominiums of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee Conveyance of Common Area by Quitclaim Deed of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3207, Page 526 and Book 3027, Page 536, in the Register's Office for Davidson County, Tennessee Utility Easement of record in Instrument Number 20080222-0017558, in the Register's Office for Davidson County, Tennessee Right of Way and Easement Agreement of record in Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee

This property, known as 338 Normandy Cir, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 13th DAY OF MARCH, 2025

Mark F. Edick

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned. a Notary Public in and for said State and County. Mark F. Edick, a married man Kari Edick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 13th day of March, 2025

Patti Caldwell
Notary Public Patti Caldwell

My commission expires 10/16/2027

PATTI CALDWELL
Notary ID # 130405355
My Commission Expires
10/16/2027

(SEAL)