Warranty Deed

Karen Johnson Davidson County Batch# 1281631 DEEDWARR 06/05/2025 10:05:30 AM 3 pgs Fees: $18.00 Taxes: $1,901.80 20250605-0044166	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $514,000.00. Affiant Subscribed and sworn to before me, this the ~~29th~~ 27TH day of May, 2025. Notary Public My commission expires: FEB 24, 2028

VLADIMIR GONZALEZ
Notary Public - State of Florida
Commission #HH479459
My Comm. Expires Feb. 24, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kimberly Zoubek	Kimberly Zoubek	104-01-0B-067.00-CO
304 Normandy Circle	304 Normandy Circle	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS LARRY WYNN, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY ZOUBEK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee and being Unit No. 304 on Lot No. 2 of the Normandy Place Condominiums, 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 in Instrument No. 20020214-0019862 and Amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Larry Wynn, an unmarried man and Thomas Larry Wynn, Jr., an unmarried man by Warranty Deed from Cartus Financial Corporation, a Delaware Corporation of record in Instrument No. 20120521-0043580 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 21, 2012.

The said Thomas Larry Wynn having died May 16, 2018 in Williamson County, Tennessee. Thomas Larry Wynn having died intestate. Thomas Tyler Wynn, Meredith Marie Schaffer, and Thomas Larry Wynn. Jr., being his only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20210330-0041345 and Instrument No. 20210330-0041346.

Being the same property conveyed to Thomas Larry Wynn, Jr., an unmarried man by Quitclaim Deed from Thomas Tyler Wynn, Meredith Marie Schaffer, and Thomas Larry Wynn, Jr. of record in Instrument No. 20210330-0041347 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on March 30, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 304 Normandy Circle, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2025.

Thomas Larry Wynn, Jr.

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Larry Wynn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2025.

VLADIMIR GONZALEZ
Notary Public - State of Florida
Commission #HH479459
My Comm. Expires Feb. 24, 2028

Notary Public

My Commission Expires: Feb 24, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 29. 2025.

Affiant Signature

5th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

