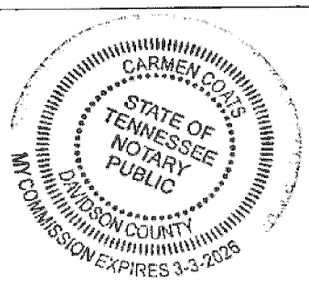
Karen Johnson Davidson County
Batch# 1303552 DEEDWARR
07/30/2025 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250730-0060142

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

Notary Public

My commission expires: 3/3/26

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:
Elizabeth Gokey	FIRST BANK	104 01 0B 076.00
316 Normandy Circle	722 COLUMBIA AVE	
Nashville, TN 37209	FRANKLIN, TN 37064	

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, **ADAM R. HILL, A MARRIED MAN, AND RONALD W. HILL AND NANCY R. HILL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH GOKEY, A SINGLE PERSON**, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 on Lot No. 5 of the Normandy Place Condominiums, Phase II, 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 as Instrument No. 20020214-0019862, as amended in Instrument 20020523-0063131, amended at Instrument nos. 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 in Instrument 20020214-0019862, amended by first amendment in Instrument 20020523-0063131, amended at Instrument nos. 20101004-0079010, 20120628-0056775, 20210803-0104481 and 20211208-0162909, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed by Warranty Deed from Jonathan D. Rose and wife, Natalya L. Rose to Adam R. Hill, unmarried, Ronald W. Hill and wife, Nancy R. Hill, recorded September 14, 2006, as Instrument No. 20060914-0113854 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $251,900.00.

Commonly Known As: 316 Normandy Circle, Nashville, TN 37209

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 316 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.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of July, 2025.

Adam R. Hill

Ronald W. Hill

Nancy R. Hill

STATE OF VA
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam R. Hill, 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 25 day of July, 2025.

Notary Public

My Commission Expires: 9-30-2027

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald W. Hill and Nancy R. Hill, 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 ____ day of July, 2025.

Notary Public

My Commission Expires: _____

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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 being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of July, 2025.

Adam R. Hill

Ronald W. Hill

Ronald W. Hill

Nancy R. Hill

Nancy R. Hill

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam R. Hill, 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 ____ day of July, 2025.

_____
Notary Public

My Commission Expires: _____

STATE OF VA
COUNTY OF Hanover

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald W. Hill and Nancy R. Hill, 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 25 day of July, 2025.

Noewie Bemah
Notary Public

My Commission Expires: 9.30.2027

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

Tennessee Certification of Electronic Document

I, Stevan 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 July 25. 2025.

Affiant Signature

30th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028