Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1183

Karen Johnson Davidson County
Batch# 1307019 DEEDWARR
08/08/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,962.85
20250808-0063251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth King, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Deaton and Julia Deaton, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium located in Davidson County, Tennessee, being Unit No. 405 on Lot 46 of NORMANDY PLACE CONDOMINIUMS, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing NORMANDY PLACE CONDOMINIUMS of record in Instrument Number 20020214-0019862, and amended in Instrument No. 20020523-0063131, Instrument Number 20101004-0079010, Instrument Number 20120628-0056775, Instrument Number 20210803-0104481 and Instrument Number 20211208-0162909, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Elizabeth King, an unmarried woman by Warranty Deed from Natalie Danielle Laney fka Natalie Danielle Klevan and Andrew Laney, wife and husband of record in Instrument No. 20190415-0034043 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 405 Normandy Circle, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Tyler Deaton **Julia Deaton** **405 Normandy Circle** **Nashville, TN 37209**	**M/I Financial LLC** **725 Cool Springs Blvd, Ste 120** **Franklin, TN 37067**	**104-01-0B-050.00**

WITNESS THE EXECUTION HEREOF this 7th day of August, 2025.

Elizabeth King

State of Tennessee)
County of Davidson)

On this 7th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth King, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/3/28

SAMUEL F ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 530,500.00.**

Affiant

Sworn and subscribed before me on this the 7th day of August, 2025.

Notary Public

My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Denise Woods,** 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 this the 7 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-7-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2025.

C. Carney
Notary's Signature
MY COMMISSION EXPIRES:

