WARRANTY DEED

Karen Johnson
Batch # 1334638
10/15/2025 02 42 54 PM
Fees $18 00 Taxes $2,060 90

Davidson County
DEEDWARR
3 pgs

20251015-0082191

LB-FS-25-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000 00

Affiant

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mark Edward Wisniewski	**Same as New Owner**	
(NAME)	(NAME)	**104-01-0B-053.00-CO**
406 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE A. WRIGHTSMAN AND TIMOTHY C. WRIGHTSMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK EDWARD WISNIEWSKI, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 406 on Lot No. 27 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 20020214-0019862 as amended in Instrument 20020523-0063131, amended at Instrument Nos. 20101004-0079010 and 20120628-0056775 and 20210803-0104481 and 20211208-0162909, Register's Office for Davidson county, Tennessee, including without limitation the by-laws appended thereto, said registers office 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, as shown on Exhibit "A" on the first amendment to Master Deed of record under Instrument No. 20020523-0063131, amended at instrument Nos 20101004-0079010 and 20120628-0056775 and 20210803-0104481 and 20211208-0162909, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christine A Wrightsman and Timothy C Wrightsman, wife and husband by Warranty Deed from Krista K Vermillion, unmarried of record in Instrument No 20230223-0012843 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 23, 2023

This conveyance is subject to

- Taxes for the year 2025, 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 Instrument Number 20020214-0019862, as amended in Instrument No 20020523-0063131, Instrument No 20101004-0079010, Instrument No 20120628-0056775, Instrument No 20210803-0104481, and Instrument No. 20211208-0162909, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Amendment to the Rules and Regulations of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee
- Conveyance of common areas of record in Instrument Number 2004123-0015033, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer and/or Storm Drainage of record in Book 3027, Page 526, Book 3027,

Page 536 and Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee
- Underground Utility Easement of record in Instrument Number 20080222-0017558, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **406 Normandy Circle, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF OCTOBER, 2025

Christine A Wrightsman
Christine A Wrightsman

Timothy C Wrightsman

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE A WRIGHTSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of October, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY C WRIGHTSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of October, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 Oct 10, 2025 (date of document)

Affiant Signature

Date 10-10-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 10 day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES 6-8-2027

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM