This instrument prepared by
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-7386-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-ORE-25-388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $528,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2025.

Notary Public
My Commission Expires: 7/6/26

Karen Johnson
Batch # 1338859
10/28/2025 08 20 00 AM
Fees $13 00 Taxes $1,953 60
20251028-0085466

Davidson County
DEEDWARR
2 pgs

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Walker Fain and Eugenia Tapley 388 Normandy Circle Nashville, TN 37209	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	104 01 0B 130 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anna Maria Albanese, Trustee of The Anna Maria Albanese Revocable Trust dated June 10, 2016** (individually and/or collectively, "Grantor"), transfer and convey unto **Robert Walker Fain, a married man and Eugenia Tapley, an unmarried woman, as tenants in common with right of survivorship** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 388 on Lot 23, together with the appurtenant interest in the common elements of NORMANDY PLACE CONDOMINIUMS, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Master Deed establishing NORMANDY PLACE CONDOMINIUMS, of record in Instrument No 20020214-0019862; as amended in Instrument No. 20020523-0063131; Instrument No 20080222-0017616, 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 also depicted on the site-plan attached as Exhibit to said Master Deed, as amended The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of NORMANDY PLACE CONDOMINIUMS provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned site-plan, the plan of record in Plat Book 1835, Page 10, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being the same property conveyed to Anna Maria Albanese, Trustee of The Anna Maria Albanese Revocable Trust dated June 10, 2016, by Warranty Deed from Brock Thomas Shockley and Brittainy Shockley, husband and wife, of record in Instrument No. 20211208-0162452, in the Register's Office of Davidson County, Tennessee, dated December 03, 2021 and recorded on December 08, 2021

This is improved property located at: **388 Normandy Circle, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2025.

GRANTOR.

The Anna Maria Albanese Revocable Trust dated June 10, 2016

By: Anna Maria Albanese
Anna Maria Albanese, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna Maria Albanese, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that she is the Trustee of The Anna Maria Albanese Revocable Trust dated June 10, 2016, and that as such Trustee, she has the authority to sign on behalf of The Anna Maria Albanese Revocable Trust dated June 10, 2016, and did execute the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of October, 2025.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026