Karen Johnson Davidson County
Batch# 1356024 DEEDWARR
12/10/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20251210-0098196

WARRANTY DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-C-25-344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028 (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)
Kloe Alisa Kiekhafer and Kurt Kiekhafer	Old National Bank	
(NAME)	(NAME)	
344 Normandy Circle	101 Northwest Fourth	**104-01-0B-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Evansville IN 47708	
(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, **CANDACE CLARK, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KLOE ALISA KIEKHAFER AND KURT KIEKHAFER, WIFE AND HUSBAND,** 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:

Being a certain condominium apartment in Davidson County. Tennessee, Being Unit no. 344 on Lot No. 12 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 no. 20020214-0019862 and as amended under instrument no. 20020523-0063131, Register's office for Davidson County. Tennessee. Including without limitation the by-laws appended thereto, 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 first amendment to Master deed of record under instrument no. 20020523-0063131, Said Register's office, for a more complete identification and description Of such unit.

Being the same property conveyed to Candace Clark, unmarried by Warranty Deed from Noelle Leon, married of record in Instrument No. 20060824-0104355 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 24, 2006.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **344 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 4th DAY OF DECEMBER, 2025.

Candace Clark by Margaret Means, her Attorney in Fact

Candace Clark by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CANDACE CLARK, and who acknowledged he/she/they executed the same as the free act and deed of the said CANDACE CLARK.

Witness my hand and official seal, this the 4th of December, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

True Copy Certification

I, Yvette Meldrum, 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 Dec. 4, 2025.

Affiant Signature _____

Dec. 4, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of December 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY