WARRANTY DEED

Karen Johnson
Batch # 1370951
01/16/2026 03:17:00 PM
Fees: $13.00 Taxes: $1,886.63

Davidson County
DEEDWARR
2 pgs

20260116-0004170

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $509,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/13/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/2028

DANA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-JACK-26-386

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10293-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Perry Arnold	PRIMIS MORTGAGE CO.	104-01-0B-128.00-CO
386 Normandy Circle	5535 CURRITUCK DR #120	
Nashville, TN 37209	WILMINGTON, NC 28403	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lindsay M. Marshall, a single woman, and Kathleen M. Marshall, a married woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perry Arnold, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that tract or parcel of Land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 386 on Lot No. 22 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 first amendment of record in Instrument No. 20020523-0063131, as further Amendments recorded in Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's 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 No. 20020214-0019862, as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, as further Amendments to Master Deed recorded in Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lindsay M. Marshall, a single woman and Kathleen M. Marshall, a married woman, as tenants in common with right of survivorship by Warranty Deed from Emily Weikert, an unmarried woman of record in Instrument No. 20201015-0119984 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on October 15, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 386 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on January 13, 2026.

Lindsay M. Marshall by _____ Attorney in Fact
Lindsay M. Marshall by J. Carlton Drumwright, her Attorney-In-Fact

Kathleen M. Marshall by _____ Attorney in Fact
Kathleen M. Marshall by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Lindsay M. Marshall and Kathleen M. Marshall for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Lindsay M. Marshall and Kathleen M. Marshall ,and is authorized by Lindsay M. Marshall and Kathleen M. Marshall to execute this instrument on their behalf.

Witness my hand and official seal, this January 13, 2026.

_____
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 10293-25NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027