WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: [illegible]

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

Karen Johnson Davidson County
Batch# 1384104 DEEDWARR
02/23/2026 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260223-0014182

File #26-DW-0409

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Guennewig	**Southern Bancorp Bank and MERS, solely as nominee for Southern Bancorp Bank**	
(NAME) **409 Normandy Circle**	(NAME) **601 Main Street**	**104 01 0B 047.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Arkadelphia, AR 71923**	
(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,

CHRISTY MICHELLE IKNER, TRUSTEE OF THE IKNER GARRETT FAMILY TRUST DATED MARCH 25, 2019,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREA GUENNEWIG, AN UNMARRIED PERSON,

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. 409 on Lot No. 47 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 under Instrument No. 20020523-0063131, Instrument No. 20101004-0079010, Instrument No. 20120628-0056775, Instrument No. 20210803-0104481 and Instrument No. 20211208-0162909, and further amended By-Laws in Instrument No. 20080222-0017616 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, 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 Master Deed of record under Instrument No. 20020214-0019862 and shown on Exhibit "A" 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 Christy Michelle Ikner and Jennifer Lee Garrett, Co-Trustees of The Ikner Garrett Family Trust, by Quitclaim Deed from Jennifer Garrett and wife, Christy Ikner, of record in Instrument No. 20200109-0003326, in the Register's Office of Davidson County, Tennessee, dated January 02, 2020 and recorded on January 09, 2020.

Being the same property conveyed to Jennifer Garrett and Christy Ikner, married to each other, by Warranty Deed from Lisa S. Mann, unmarried, of record in Instrument No. 20191011-0104617, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page 10.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into 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; also subject to easements, rights and interests 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 building thereon.

* Easement recorded in Book 3027, Page 526 and Book 3027, Page 536.
* Easement for Right of Way, recorded in Book 4218, Page 818.
* Easement for Utility, recorded in Instrument No. 20080222-0017558.
* Easement for Encroachment, recorded in Instrument No. 20140710-0060933.
* Charter for Normandy Place Condominium Owners' Association, Inc. recorded as Instrument No. 20020114-0005489.
* Common Open Space Deed recorded as Instrument No. 20041230-0155033.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **409 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(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 20th day of February, 2026.

The Ikner Garrett Family Trust dated March 25, 2019

By:_____
Christy Michelle Ikner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2026, before me personally appeared Christy Michelle Ikner, Trustee of The Ikner Garrett Family Trust dated March 25, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2026.

_____
Notary Signature
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 20 day of February, 2026.

Denise Woods
Affiant Signature
Date 2-20-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of February, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

