Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Mills Blvd., Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1415095
05/04/2026 09:51:38 AM
Fees: $13.00 Taxes: $2,118.25

Davidson County
DEEDWARR
2 pgs

2026-04-405[illegible]
THIS INSTRUME[illegible]
20260504-0039289

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: [illegible]

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Alan Hull and Lindsey English Hull 306 Normandy Circle Nashville, TN 37209	NEW OWNER	Map/Parcel 104-01-0B-068.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Taylor Wallace, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James Alan Hull and Lindsey English Hull, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306 on Lot No. 2 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, 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, including without limitation the Bylaws 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, 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Matthew Taylor Wallace by Warranty Deed from Scott Rose, Married of record in Instrument No. 20100624-0049554 Register's Office for Davidson County, Tennessee, dated June 21, 2010 and recorded on June 24, 2010.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 306 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 30th day April, 2026.

Matthew Taylor Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2026, before me personally appeared Matthew Taylor Wallace, 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 29th day of April, 2026.

Notary Signature
My commission expires: 11-25-2028

