WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415822 DEEDWARR
05/05/2026 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260505-0040569

File #26-JJ-3597-C

(SEAL)

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$520,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/09/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Adrienne W. Lambert (NAME)	**NEW OWNER** (NAME)	
3597 Normandy Place South (ADDRESS)	**3597 Normandy Place South** (ADDRESS)	**104-01-0B-065-00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37209** (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,

RICHARD THOMAS HOPKINS, A MARRIED PERSON,

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

ADRIENNE LAMBERT, A MARRIED WOMAN,

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 Unit No. 302 on the Plan of NORMANDY PLACE CONDOMINIUMS, PHASE II, a Horizontal Property Regime With Private Elements of record in Exhibit "E" in the Master Deed of record in Instrument No. 20020214-0019862, 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, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Thomas Hopkins, a married man, by Warranty Deed from Brittany Paige Maynor, an unmarried woman, of record in Instrument No. 20220621-0070681, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022 and recorded on June 21, 2022.

Grantor does hereby affirm that said property has never been a primary marital residence.

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 for Utility, recorded in Instrument No. 20080222-0017558.
* 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: **3597 Normandy Place South, 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 1st day of May, 2026.

Richard Thomas Hopkins

Richard Thomas Hopkins

STATE OF New York
COUNTY OF Clinton

On this 1 day of May, 2026, before me personally appeared Richard Thomas Hopkins, 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 1 day of May, 2026.

William T. Grones

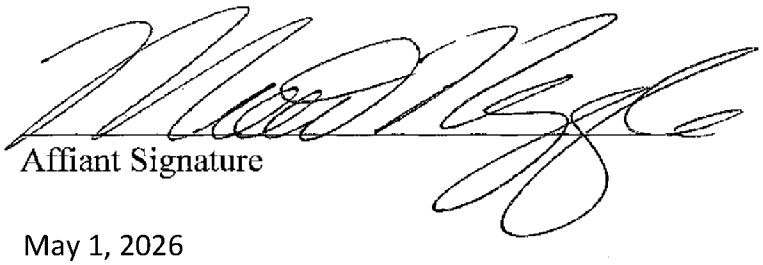
Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 May 1, 2026.



Affiant Signature

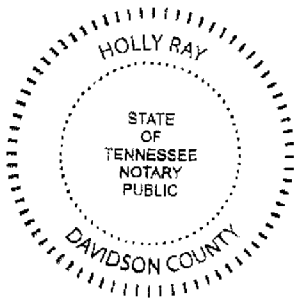
May 1, 2026

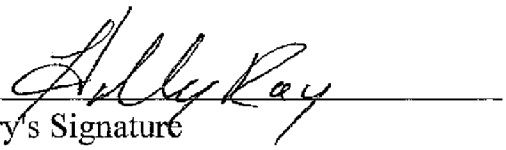
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2026.





Notary's Signature

My Commission Expires: 03/09/27