Karen Johnson Davidson County
Batch# 1074352 DEEDWARR
11/21/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20231121-0090765

Name and Address of New Owner:
Corey Marcelin and Lacey Marcelin
6206 A New York Avenue
Nashville, TN 37209

Send Tax Statements To:
PENNY MAC LOAN SERVICES, LLC
PO BOX 6618
SPRINGFIELD, OH 45501-6618

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23111601

Map and Parcel: 091 02 0H 001.01

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie H Loomis and Owen B Loomis, Jr., husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Corey Marcelin and Lacey Marcelin, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Unit No. A, according to Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 6206 New York Avenue, a Horizontal Property Regime with Private Elements of same appearing of record in Instrument Number 20201217-0149280, in the Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Julie H. Loomis and Owen B. Loomis, Jr. by Warranty Deed filed for record on July 25, 2022 in Instrument Number 20220725-0084830, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 6206 New York Avenue of record in Instrument Number 20201217-0149280; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 2606 New York Avenue, a Horizontal Property Regime with Private Elements of same appearing of record in Instrument Number 20201217-0149280; Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210826-0115555; Notice of Completion filed for record on October 20, 2023 in Instrument Number 20231020-0082468; All matters as set forth per Book 161, page 75, and all matters of unrecorded plat which sets out subdivision of subject Block C; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6206 A New York Avenue, 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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, 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 our hand this 17th day of November, 2023.

Julie H Loomis

Owen B Loomis, Jr.

State of Tennessee

County of Rutherford

Personally appeared before me, Julie H Loomis and Owen B Loomis, Jr. with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of November, 2023.

Notary Public
My Commission Expires: 3-20-24

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $735,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of November, 2023.

Notary Public
My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 17, 2023** (date of document).

Affiant Signature

November 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25