THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$480,000.00**. **Affiant** Subscribed and sworn to before me, this **14th day of February, 2024.** **Notary Public** **My commission expires:** 7/16/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 1101898 DEEDWARR
02/16/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240216-0010941

WARRANTY DEED

ollows: **Geoghan Coogan** **760 Wedgewood Park, 203** **Nashville, TN 37203**	Send Tax Bills To: NEW OWNER 241 DAGGETT AVE. VINEYARD HAVEN, MA 02568	Map-Parcel Numbers: **105 10 0C 203.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Melissa M. Yacoubian, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Geoghan Coogan, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 203, on the Plan of WEDGEWOOD PARK, a condominium, as established by the Master Deed for WEDGEWOOD PARK of record in Instrument No. 20050510-0052804; as amended in Instrument No. 20060216-0019060; Instrument No. 20060228-0022838; Instrument No. 20060825-0105391; Instrument No. 20070731-0090822; Instrument No. 20091221-0116044; and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E3" of said Master Deed, as amended; said Unit 103 also being shown as part of Exhibits "E1" and "E2" of said Master Deed, as amended, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa M. Yacoubian, A Single Woman, by Warranty Deed from Lucy Elizabeth D'Agostino McGowan and Patrick J. McGowan, Wife and Husband, of record in Instrument No. 20190523-0048801, with scrivener's affidavit recorded in Instrument No. 20190625-0061056, in the Register's Office of Davidson County, Tennessee, dated May 21, 2019, and recorded on May 23, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **760 Wedgewood Park, 203, Nashville, TN 37203**.

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 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/our hand(s) this **14th day of February, 2024.**

Melissa M. Yacoubian

Melissa M. Yacoubian

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of February, 2024, before me personally appeared Melissa M. Yacoubian, 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 14th day of February, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

HE-2024-028

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 14, 2024**.

Date

Affiant Signature

February 16, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **14** day of **February**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)