Karen Johnson Davidson County
Batch# 1103990 DEEDWARR
02/23/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $771.82
20240223-0012492

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHT THOUSAND SIX HUNDRED AND 00/100 (208,600.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/23/25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nicola Accordino (NAME)	**NEW OWNER** (NAME)	**119 14 0A 009.00**
2929 Selena Drive Nashville, TN 37211 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of February, 2024, the undersigned, **SEAN PATRICK LARKIN AND ADRIENNE M. LARKIN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NICOLA ACCORDINO, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2929 SELENA DRIVE, A9, NASHVILLE, TN 37211** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 9, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood Kastle, a hotizontal property regime established by Master Deed of record in Book 5552, Page 732 and amended in Book 6058, Page 320, said Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Sean Patrick Larkin and Adrienne M. Larkin, husband and wife, by Quitclaim Deed from Adrienne Sandifer n/k/a Adrienne M. Larkin and Sean Patrick Larkin, wife and husband, of record in Instrument No. 20201001-0113190, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on October 01, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of February, 2024.

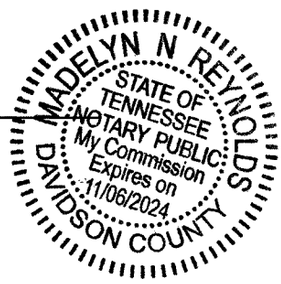
GRANTOR: Sean Patrick Larkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sean Patrick Larkin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of February, 2024.

Notary Public My Commission Expires



GRANTOR: Adrienne M. Larkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Adrienne M. Larkin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of February, 2024.

Notary Public My Commission Expires



Certificate of Authenticity

I, Grace Vance, 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 2/15/24.

Date

Affiant Signature

2/15/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

