Karen Johnson Davidson County
Batch# 1123705 DEEDWARR
04/16/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,263.40
20240416-0027195

# Warranty Deed

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$882,000.00-.

Affiant

Subscribed and sworn to before me this the 12th day of April 2024

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
**Marketplace Title and Escrow, LLC.**
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

| Address of New Owners: | Send Tax Bills To: | Map Parcel Numbers: |
|---|---|---|
| Bridget Lynch and Ryan Mackay<br>510 Village Court<br>Nashville, TN 37206 | NEW OWNER | 094-01-0-266 |

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, I/we, **Garnett Decosimo and Alicyn York**, **Husband and Wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bridget Lynch and Ryan Mackay, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Revised Plan of Shelby Village No. One, of record in Plat Book 1835, page 63, 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 Alicyn York, an unmarried woman and Garnett Decosimo, an unmarried man, as tenants in common by Warranty Deed from David Owen Burke and Paula M. Burke, husband and wife of record as Instrument No. 20211213-0164460 in the Register's Office for Davidson County, Tennessee, dated December 1, 2021 and recorded on December 13, 2021.

**( ) unimproved**
**This is ( ) improved property know as** 510 Village Court, Nashville, TN 37206.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 12th day of April 2024

_____(SEAL)
Garnett Decosimo

_____(SEAL)
Alicyn York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2024, before me personally appeared Garnett Decosimo and Alicyn York, 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 12th day of April, 2024.

_____
Notary Signature
My commission expires: My Commission Expires
July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 12, 2024**.

Date

D Hardwick

Affiant Signature

**April 16, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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