Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1160045
07/22/2024 08:56:01 AM
Fees: $13.00 Taxes: $2,867.50

Davidson County
DEEDWARR
2 pgs

20240722-0054502

File No. BC-24-373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Alexander Herrin and Molly Smyke Herrin	New Owner	
(NAME)	(NAME)	091-02-0M-002.01-CO
6006A California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH J. MATARAZZO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ALEXANDER HERRIN AND MOLLY SMYKE HERRIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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, being Unit A on the Plan of 6006 California Ave Townhomes of record in Declaration Establishing a Horizontal Property Regime for 6006 California Ave Townhomes of record in Instrument No. 20220111-0003654 and First Amendment in Instrument No. 202301250005680, and as amended in the Second Amendment to Declaration Establishing a Horizontal Property Regime for 6006 California Ave Townhomes in Instrument No. 20230201-0007545, 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 Deborah J. Gurlacz, married by Warranty Deed from Infill Homes LLC of record in Instrument No. 20230214-0010649 Register's Office for Davidson County, Tennessee, dated February 03, 2023 and recorded on February 14, 2023.

Being the same property conveyed to Deborah J. Matarazzo, unmarried by Quitclaim Deed from Deborah J. Matarazzo (formerly known as Deborah J. Gurlacz), unmarried of record in Instrument No. 20240419-0028224 Register's Office for Davidson County, Tennessee, dated April 19, 2024 and recorded on April 19, 2024.

This is property more commonly known as 6006A California Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 21 day of June, 2024.

Deborah Matarazzo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of June, 2024, before me personally appeared **Deborah Matarazzo**, 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 21 day of June, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028