Karen Johnson Davidson County
Batch# 1217781 DEEDWARR
12/18/2024 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20241218-0098334

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 899482 M-C-00350576-1 - TO-21574 Kay Long	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00 Affiant Subscribed and sworn to before me, this the 18 day of December, 2024. Notary Public My commission expires: (Affix Seal)

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New owner
NAME: Sydney Schornack	NAME:
STREET ADDRESS: 530 Edwin St. #15, Nashville, TN 37207	STREET ADDRESS:
MAP & PARCEL NO.: 071-08-0R-015.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mason McGlamery and Brooke Vestrand, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Sydney Schornack, an unmarried woman,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 530 Edwin Street, Unit 15, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 3rd day of December, 2024.

x _____
Mason McGlamery

x _____
Brooke Vestrand

State of NC }
County of Wake } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mason McGlamery, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of December, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIE C. HARRIS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 5/24/25

_____
Notary Public
My commission expires 5/24/25

State of NC }
County of Wake } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brooke Vestrand, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of December, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JULIE C. HARRIS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 5/24/25

_____
Notary Public
My commission expires 5/24/25

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of Edwin Greens, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Edwin Greens, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument No. 20191017-0106251, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Mason McGlamery and Brooke Vestrand, husband and wife by Deed dated February 15, 2024 from Matthew Fendon, a married man, recorded February 21, 2024, in Instrument Number 202402210011934, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **December 3, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/18/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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