BOX 10-B

Karen Johnson Davidson County
Batch # 1260569 DEEDWARR
04/16/2025 12:55:28 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20250416-0029111

COUNTY OF DAVIDSON — DEBORAH J. COHEN — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$459,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH** DAY OF **APRIL, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE RYAN & DAVID ANGE	**SAME**	**114-07-0A-120.00 CO**
(NAME) **2303 TRAEMOOR VILLAGE PL.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, TERESA RENEE OFMAN A/K/A TERESA RENEE OFFMAN, RICHARD JOSEPH TAYLOR VI, STANLEY PAUL SIRCY, MARY CATHERINE FORRESTER, SARA MILLER, AND ALEX SADLER A/K/A ALEXANDRA SADLER, BEING ALL THE DEVISEES UNDER THE WILL OF MARY ANGELA SIRCY, DECEASED, AND MARY CATHERINE FORRESTER, AS EXECUTRIX OF THE ESTATE OF MARY ANGELA SIRCY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE RYAN AND DAVID ANGE, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 No. 120 on the plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743, 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 MARY A. SIRCY, UNMARRIED, by deed from CHRISTINE CULLY, UNMARRIED, of record in Instrument No. 20240722-0054414, dated July 18, 2024, said Register's Office. M. ANGELA SIRCY, also known as MARY ANGELA SIRCY, died testate on or about October 8, 2024. Pursuant to the terms of her Will of record in Docket No. 24P2463, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee said property was devised to TERESA RENEE OFFMAN, RICHARD JOSEPH TAYLOR VI, STANLEY PAUL SIRCY, MARY CATHERINE FORRESTER, SARA MILLER, AND ALEX SADLER.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20070607-0068258; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record as Instrument No. 20070323-0035561, amended and restated as Instrument No. 20080318-0027145, and further amended as Instrument Nos. 20080808-0081934, 20210210-0018739, 20210210-0018740, 20210210-0018741, 20210210-0018742, and 20210210-0018743; Easement of record in Book 7142, page 463; Storm Water Detention Agreement of record in Instrument No. 20061017-0128855; TVA Easement as referenced in Special Warranty Deed of record in Instrument No. 20060711-00083332; Grant of Easement of record in Instrument No. 20170921-0097001; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****See Limited Powers of Attorney for Teresa Renee Ofman, Richard Joseph Taylor VI, Stanley Paul Sircy, Sara Miller, and Alexandra Sadler being recorded simultaneously herewith of record as Instrument No. 20250416-0029106, Instrument No. 20250416-0029107, Instrument No. 20250416-0029108, Instrument No. 20250416-0029109, and Instrument No. 20250416-0029110, said Register's Office.****

Unimproved ( )
This is improved(X) property, known as **2303 TRAEMOOR VILLAGE PLACE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of April, 2025.

Teresa Renee Ofman by Mary Catherine Forrester, her attorney in fact

TERESA RENEE OFMAN
By: Mary Catherine Forrester, her Attorney in Fact

Richard Joseph Taylor VI by Mary Catherine Forrester his attorney in fact

RICHARD JOSEPH TAYLOR, VI
By: Mary Catherine Forrester, his Attorney in Fact

Stanley Paul Sircy by Mary Catherine Forrester, his attorney in fact

STANLEY PAUL SIRCY
By: Mary Catherine Forrester, his Attorney in Fact

Sara Miller by Mary Catherine Forrester her attorney in fact

SARA MILLER
By: Mary Catherine Forrester, her Attorney in Fact

Alexandra Sadler by Mary Catherine Forrester, her attorney in fact

ALEXANDRA SADLER
By: Mary Catherine Forrester, her Attorney in Fact

Mary Catherine Forrester

MARY CATHERINE FORRESTER

Mary Catherine Forrester as Executrix of the Estate of Mary Angela Sircy

MARY CATHERINE FORRESTER, as Executrix of the Estate of Mary Angela Sircy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared **Mary Catherine Forrester, Attorney-in-Fact for Teresa Renee Ofman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Teresa Renee Ofman,** and who acknowledged that she executed the same as the free act and deed of **Teresa Renee Ofman.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My commission expires: **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared **Mary Catherine Forrester, Attorney-in-Fact for Richard Joseph Taylor, VI**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Richard Joseph Taylor, VI,** and who acknowledged that she executed the same as the free act and deed of **Richard Joseph Taylor, VI.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My commission expires: **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared **Mary Catherine Forrester, Attorney-in-Fact for Stanley Paul Sircy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Stanley Paul Sircy,** and who acknowledged that she executed the same as the free act and deed of **Stanley Paul Sircy.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My commission expires: **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared **Mary Catherine Forrester, Attorney-in-Fact for Sara Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Sara Miller,** and who acknowledged that she executed the same as the free act and deed of **Sara Miller.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared **Mary Catherine Forrester, Attorney-in-Fact for Alexandra Sadler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Alexandra Sadler,** and who acknowledged that she executed the same as the free act and deed of **Alexandra Sadler.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY CATHERINE FORRESTER, INDIVIDUALLY and as EXECUTRIX OF THE ESTATE OF MARY ANGELA SIRCY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2025.

My Commission expires: March 3, 2026

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON