WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288464 DEEDWARR
06/23/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250623-0048972

File No. EY-25-10100

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Babiracki and Dominic Martin	New Owner	
(NAME) 2212 Stratford Avenue	(NAME)	072-08-0-135.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **Ashlyn McCarthy and James McCarthy, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renee Babiracki, a married woman, and Dominic Martin, a married man, as joint tenants with right of survivorship,** 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 Lot No. 75 on the Plan of Dalewood, Section 1, of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 75 fronts 82 feet on the West side of Stratford Avenue, and runs back between lines, 151 feet on the North Line and 148.3 feet on the South line to deed line in the rear on which it measures 82 feet.

Being the same property conveyed to Ashlyn McCarthy and James McCarthy, wife and husband by Warranty Deed from Frank H. Ernest and Verna Ernst, husband and wife of record in Instrument No. 20180206-0011961 Register's Office for Davidson County, Tennessee, dated February 05, 2018 and recorded on February 06, 2018.

This is property more commonly known as 2212 Stratford Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 13th day of June, 2025.

Ashlyn McCarthy

James McCarthy

STATE OF Florida
COUNTY OF Duval

On this 13th day of June, 2025, before me personally appeared **Ashlyn McCarthy and James McCarthy**, 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 13th day of June, 2025.

Notary Signature Eleanor Maria Brooks
My commission expires: 7/18/2025

ELEANOR MARIA BROOKS
Notary Public - State of Florida
Commission # HH 316091
My Comm. Expires Jul 18, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/13/2025 (date of document)

Regina Sullo

Affiant Signature

June 23, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

