Karen Johnson Davidson County
Batch# 1341984 DEEDWARR
11/04/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20251104-0087874

WARRANTY DEED

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00.

Affiant

Subscribed and sworn to me on 11/03/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sookyung Shin John Lancaster 307 Sylvan Park Ln. Nashville, TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle HOOVER, AL 35244	104 01 0F 034.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth McGrath and Sean McGrath, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sookyung Shin and John Lancaster, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 34 of West End Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. Et seq. of the Tennessee Code Annotated. under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument Number 20071220-0146057, Instrument Number 20080919-0095641, Instrument Number 20081029-0108160 and Instrument Number 20090825-0080074, in the Register's Office for Davidson County, Tennessee. And subject to the provision and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Elizabeth Anne Pogue, unmarried, by Warranty Deed from David Austin, a married man and Grace Austin, an unmarried woman, of record in Instrument No. 20210104-0000482, in the Register's Office of Davidson County, Tennessee, dated December 28, 2020 and recorded on January 04, 2021.

Elizabeth Anne Pogue has since married and is now known as Elizabeth McGrath.

Elizabeth Anne Pogue and Elizabeth McGrath and Elizabeth Pogue McGrath is one and the same person.

Sean McGrath, spouse of Elizabeth McGrath, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Elizabeth McGrath.

This is improved property known as 307 Sylvan Park Ln., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 10/29/2025.

Elizabeth Dogue McGrath

Elizabeth McGrath

Sean McGrath

Sean McGrath

STATE OF Florida
COUNTY OF Polk County

On 10/29/2025, before me personally appeared Elizabeth McGrath and Sean McGrath, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/29/2025.

KARINDA THOMAS
Notary Public - State of Florida
Commission # HH 488442
Expires on February 4, 2028

NOTARY PUBLIC

My Commission Expires: 02/04/2028

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 11/03/2025.

John Cobb Rochford

Date: 11/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11/03/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29