THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9276-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00. Affiant
Karen Johnson Batch # 1374735 02/02/2026 02:04:01 PM Fees: $18.00 Taxes: $721.50 20260202-0007016 Davidson County DEEDWARR 3 pgs	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2026 Notary Public MY COMMISSION EXPIRES: 9/19/2028 (AFFIX SEAL)

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Y Marsh	NEW OWNER	
4200 West End Ave #307		117-03-0B-040.00-CO
Nashville, TN 37205		
(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, **IRAR TRUST CO. FBO Kevin Hackney Acct# 3604888**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy Y Marsh, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-9, of The Villager Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5434, Page 665 and Corrected in Book 5487, Page 967 and amended in Instrument No. 20080416-0038631 and Rules and Regulations record in Instrument No. 20090616-0055824, Register's Office for Said County pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 154 and revised in Book 5200, Page 201, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Janice E. Freeman, unmarried by Warranty Deed from Andrews Properties, Inc., and Cherokee Properties, Inc of record in Book 5473, Page 576, Register's Office for Davidson County, Tennessee, dated July 27, 1979 and recorded on July 30, 1979.

Being the same property conveyed to IRAR Trust FBO Kevin Hackney Acct 3604888 by Warranty Deed from Janice E. Freeman, unmarried of record in Instrument No. 20250702-0052186 Register's Office for Davidson County, Tennessee, dated June 26, 2025 and recorded on July 02, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2601 Hillsboro Pike Unit C9, Nashville, TN 37212**

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 the 26th day of January, 2026.

IRAR TRUST CO. FBO Kevin Hackney Acct# 3604888

BY: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ for **IRAR TRUST CO. FBO Kevin Hackney Acct# 3604888,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

_____
see attached Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On January 26, 2026 before me, Aziree Tacardon, Notary Public
(insert name and title of the officer)

personally appeared Veronica Alvizar,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AZIREE TACARDON
Notary Public - California
Contra Costa County
Commission # 2451746
My Comm. Expires Jun 26, 2027

Signature _____ (Seal)