THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9275-WE

Karen Johnson
Batch # 1374741
02/02/2026 02:07:31 PM
Fees: $18.00 Taxes: $721.50

Davidson County
DEEDWARR
3 pgs

20260202-0007022

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/2028

(AFFIX SEAL)

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-043.00-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 certain condominium apartment in Davidson County, TN, described as Unit C-12, The Villager Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Pike, Davidson County, Tennessee, as shown on the plat of The Villager Condominium Apartments, Condominium Apartments, recorded in Plat Book 5900, page 201, said Register's Office and described in a Master Deed recorded in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to apartments, property, co-owners and tenants of The Villager Condominium Apartments, Condominium Apartments, contained in the Master Deed of record in Book 5434, page 665, as corrected by instrument of record in Book 5487, page 967 and By-Laws recorded in Book 5434, page 708, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kevin M. Hackney, legal owner via non-trust custodial IRA with AET by Warranty Deed from Soltani Brothers General Partnership, a Tennessee general partnership of record in Instrument No. 20210323-0038317 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 23, 2021.

Being the same property conveyed to IRAR Trust FBO Kevin M. Hackney (3604888) by Quit Claim Deed from Kevin M. Hackney, legal owner via non-trust custodial IRA with AET of record in Instrument No. 20250227-0014775 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 27, 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 C12, 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 24 day of January, 2024.

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)**