Karen Johnson Davidson County
Batch# 1390600 DEEDWARR
03/10/2026 08:58:30 AM 6 pgs
Fees: $33.00 Taxes: $999.00
20260310-0018818

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253424

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2026.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlos Marin and Stephanie Marin 5025 Hillsboro Pike, Unit 10D Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0D-066.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Clarke, Jomo Mulholland, Jamie Harding, and Hung Du** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carlos Marin and Stephanie Marin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being part of the Georgetown Condominiums, of record in Plat Book 5200, Page 4, (erroneously shown as Plat Book 5400, page 4 on previous deeds) Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 66 on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums, of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to STEPHEN G. SCHEIN, by deed from BETTIE K. JONES and husband, JERRY W. SANDERS, of record in Instrument No. 20160520-0050710, dated May 18, 2016, said Register's Office.

STEPHEN G. SCHEIN A/K/A STEPHEN GERALD SCHEIN died on or about March 10, 2025. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 25P1611, for the sole purpose of Establishing Muniment of Title to Real Property Only. Said Last Will and Testament devised the subject property to BRIAN CLARKE, JOMO MULHOLLAND, JAMIE HARDING AND HUNG DU. Also see Order Granting Petition to Probate Will recorded in Instrument No. 20251002-0078638 and Last Will and Testament recorded in Instrument No. 20251002-0078639, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-01-0D-066.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in a Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Appointment of Successor Trustee of record in Book 10225, page 413 and in Instrument No. 20120823-0076049, said Register's Office.

Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association of record in Instrument No. 20120731-0067332, said Register's Office.

2026-0141

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Utility Easement of record in Book 7873, page 859, said Register's Office.

Grant of Easement of record in Instrument No. 20150505-0040558, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110620-0047283, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 10D Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

Brian Clarke

STATE OF Virginia)

COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2026.

Notary Public

BASIT ZULFIQAR
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7546973
MY COMM. EXPIRES 01/31/2029
NOTARY PUBLIC

My Commission Expires: January 31, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

Jomo Mulholland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, Jomo Mulholland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

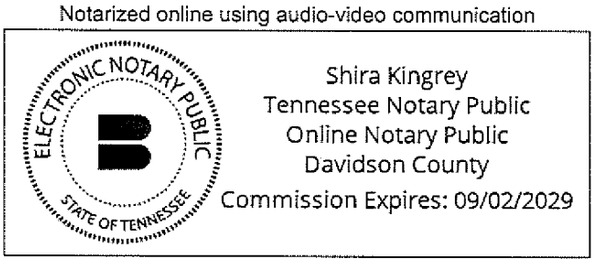
Witness my hand, at office, this 4th day of March, 2026.

Shira Kingrey

Notary Public

My Commission Expires: _____

Notarized online using audio-video communication



IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

Jamie Harding

STATE OF Maryland)

COUNTY OF Baltimore)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Harding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2026.

Notary Public Dana Colaianni

My Commission Expires: Jan 23 2028

Dana Colaianni
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
January 23, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2026.

Hung Do

STATE OF Virginia)

COUNTY OF Loudoun)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hung Du, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2026.

Notary Public

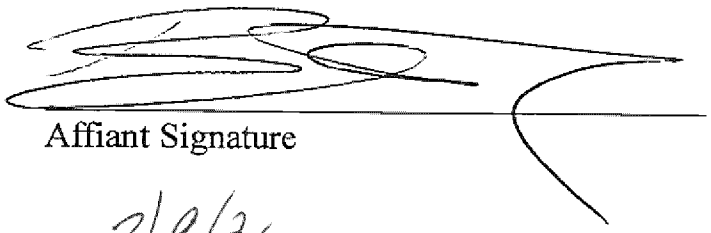
BASIT ZULFIQAR
COMMONWEALTH
REGISTRATION NO.
7546973
MY COMM. EXPIRES
01/31/2029
OF VIRGINIA
NOTARY PUBLIC

My Commission Expires: January 31, 2029

Certificate of Authenticity

I, Blake Reynolds, 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 3/4/26.

Date



Affiant Signature

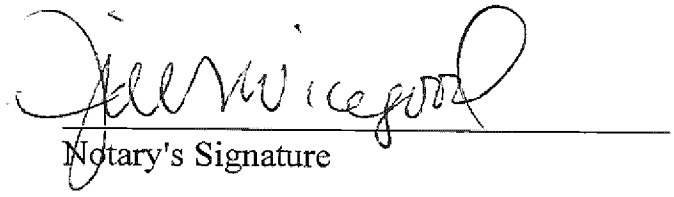
3/9/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of March, 2026.



Notary's Signature

My Commission Expires: 6/22/26

Date

Notary's Seal (if on paper):

