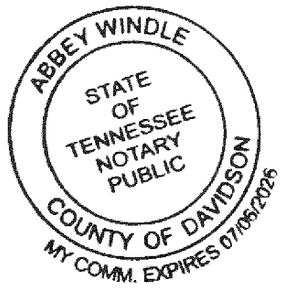
Karen Johnson Davidson County
Batch# 1422069 DEEDWARR
05/19/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260519-0044991

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203



STATE OF Tennessee
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Matthew McManus and Shane McCarty 943 Russell Street, Unit 9 Nashville, TN 37206	New Owner	Tax Parcel ID No. 082-12-0B-004-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON MERRILL-FACIO AND PAUL DANE VASTERLING, TRUSTEES OF THE JASON MERRILL-FACIO AND PAUL VASTERLING LIVING TRUST DATED NOVEMBER 29, 2018,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW MCMANUS AND SHANE MCCARTY, MARRIED,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. D of The Richmond, 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 The Richmond Condominium of record in Instrument No. 20070510-0056425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, 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 Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "F" to said Master Deed as amended.

Being the same property conveyed to Jason Merrill-Facio and Paul Dane Vasterling, Trustees of the Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018 by Deed dated January 21, 2021 from Jason Merrill Facio and Paul Vasterling, a married couple, recorded January 22, 2021, in Instrument Number 202101220009887, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **943 Russell Street Unit D, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 14th day of May 2026.

THE JASON MERRILL-FACIO AND PAUL VASTERLING LIVING TRUST

JASON MERRILL-FACIO, Trustee

PAUL DANE VASTERLING, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON MERRILL-FACIO AND PAUL DANE VASTERLING**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of May 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/18/2026** (date of document).

Affiant Signature

5/18/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY