Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1432904
06/12/2026 08:47:24 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20260612-0053303

WARRANTY DEED

File No. RR-26-2454

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eucaris Carlino	New Owner	
6605 Beacon Lane		102-07-0B-001.00-CO
Nashville, TN 37209		

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, I/we, **Heather Mroczenski formerly known as Heather R. Snodgrass*, married****, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eucaris Carlino, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6605 & 6607 Beacon Lane Ranchers, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6605 & 6607 Beacon Lane Ranchers, a Horizontal Property Regime, of record in Instrument Number 20150831-0088146, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Taylor R. Snodgrass and wife, Heather R. Snodgrass by Warranty Deed from West Nashville Living, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160526-0053313 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on May 26, 2016.

Being the same property conveyed to Heather R Snodgrass by Quitclaim Deed from Taylor R. Snodgrass of record in Instrument No. 20211215-0165838 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 15, 2021.

* Heather R. Snodgrass having since divorced in Davidson County, TN (Case #21D1275) and remarried is now known as Heather Mroczenski.

**Luke Mroczenski joins in this conveyance to convey any interest he/she may have in the subject property as the spouse of Heather Mroczenski.

This is property more commonly known as 6605 Beacon Lane, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of June, 2026.

Heather Mroczenski, formerly known as Heather R Snodgrass

Heather Mroczenski, formerly known as Heather R. Snodgrass

Luke Mroczenski

STATE OF Wisconsin
COUNTY OF Winnebago

On this 5th day of June, 2026, before me personally appeared Heather Mroczenski, formerly known as Heather R. Snodgrass and Luke Mroczenski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of June, 2026.

Notary Signature
My commission expires: 11-22-27

TONY LANGE
Notary Public
State of Wisconsin
My Commission Expires 11-22-2027