Karen Johnson Davidson County
Batch# 1437393 DEEDWARR
06/23/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260623-0056726

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2026.

Notary Public
My Commission Expires: 3-20-2028

File No.: 2026-1361

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sean Seosamh Carney and Rajni Singh Carney, Trustees of the Carney Family Trust, dated December 8, 2025	new owner	
609 Mer Rouge Dr. Nolensville, TN 37135		117-03-0H-341.00-CO

WARRANTY DEED

For and in 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, we

Belle Temkin, Trustee of Belle Temkin Living Trust dated September 24, 1990

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sean Seosamh Carney and Rajni Singh Carney, as Trustees of The Carney Family Trust dated December 8, 2025

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 341, along with Garage G-47, on the Horizontal Property Regime for Enclave of Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Belle Temkin, Trustee of the Belle Temkin Living Trust Dated September 24, 1990 by Warranty Deed from Cecilia Babia Sheridon AKA Cecilia Babia Sheridon and

Philip Robert Sheridon, wife and husband of record in Instrument No. 20220121-0008063 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on January 21, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 2600 Hillsboro Pike, Unit 341, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 15th day of June, 2026.

Belle Temkin Living Trust dated September 24, 1990

By: _____
Belle Temkin, Trustee

STATE OF CA

COUNTY OF Los Angeles

On this 15th day of June, 2026, before me personally appeared Belle Temkin, who proved she is theTrustee of The Belle Temkin Living Trust dated September 24, 1990, who is personally known to me or who proved her identity by satisfactory means and who executed the foregoing instrument, and acknowledged that she is authorized to execute this instrument on the trusts behalf and who further acknowledged that she executed this insturment for the purposes described therein.

Witness my hand, at office, this 15th day of June, 2026.

_____
Notary Signature
My commission expires: 6-14-2028

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028

Certificate of Authenticity

I, Alicia Hamilton, 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

6/15/26.

Date

Affiant Signature

6/22/26

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON