Karen Johnson Davidson County
Batch# 1455646 DEEDWARR
08/04/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20260804-0071740

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** STEPHEN DELOATCH Notary Public, State of New York Reg. No. 01DE6409180 Qualified in New York County Commission Expires 09/28/2028	STATE OF New York) COUNTY OF New York) The actual consideration or value, whichever is greater, for this transfer is: $252,000.00 Affiant Subscribed and sworn to before me, this 30 day of July 2026. Notary Public My Commission Expires: 09/28/2028

WARRANTY DEED

Address New Owner: Scott Coy and Lauren Coy 4112 Utah Avenue, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-07-1B-317-00

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, **CHARLES MACKENZIE, AN UNMARRIED MAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT COY AND LAUREN COY, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 317, together with the appurtenant interest in the common elements of the Six10 Merritt Condominium, a horizontal property regime established by Declaration of record as Instrument No. 20150924-0097122, as amended in Instrument No. 20160831-0091430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Mackenzie, an unmarried man by Deed dated February 5, 2021 from Steven A. Reynolds, a single man or whose spouse has no interest, recorded February 8, 2021, in Instrument Number 202102080017417, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1247 Martin St, #303, Nashville, TN 37203**

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 30 day of July 2026

CHARLES MACKENZIE

STATE OF New York)
)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES MACKENZIE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of July 2026.

Notary Public
My Commission Expires: 09/28/2028

STEPHEN DELOATCH
Notary Public, State of New York
Reg. No. 01DE6409180
Qualified in New York County
Commission Expires 09/28/2028

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/30/26 (date of document).

Affiant Signature

8/3/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

