Karen Johnson Davidson County
Batch# 1473963 DEEDWARR
09/16/2026 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20260916-0085923

Warranty Deed

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

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

Notary Public

My commission expires: 3/28/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lisa Jeane McIntyre and Andrew Thomas McIntyre	New Owner	118-05-0F-001.00-CO
933 Kirkwood Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARC MARIANI AND CARLY MARIANI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA JEANE MCINTYRE AND ANDREW THOMAS MCINTYRE, TRUSTEES OF THE ANDREW AND LISA MCINTYRE REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, being Unit No. 933, on the Plan of Kirkwood Commons, a Horizontal Property Regime with Private Elements (P.U.D.) and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for Kirkwood Commons, A Horizontal Property Regime with Private Elements, as of record in Instrument No. 20061002-0121427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Mariani and Carly Mariani, Husband and Wife by Warranty Deed from Michael S. Higgins and Ashley Paige Higgins, Husband and Wife of record in Instrument No. 20220726-0085296 Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 26, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 933 Kirkwood Avenue, Nashville, TN 37204, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2026.

Marc Mariani

Carly Mariani

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marc Mariani and Carly Mariani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2026.

_____
Notary Public

My Commission Expires:

See Attached
CALIFORNIA
Compliant Certificate

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 09/11/2026 before me, Joanne Nguyen, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Marc Mariani AND Carly Mariani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOANNE NGUYEN
COMM. #2510208
Notary Public - California
Orange County
My Comm. Expires Feb. 4, 2029

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 09/14/2026 Number of Pages: two
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, J. Trent Lehman, 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 9/11/2026.

Date

Affiant Signature

9/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

