WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482460 DEEDWARR
10/08/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20261008-0092544

W-BR-26-1101-610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean McLaughlin	New Owner	
(NAME)	(NAME)	**104-04-0E-610.00-CO**
1101 18th Avenue South #610		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN RICHIE CORDARO AND FABINEEN J. CORDARO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN MCLAUGHLIN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 610 of 1101 Eighteenth Avenue, as shown in Master Deed recorded in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, and amended in 20090624-0058837, in the Register's Office for Davidson County, Tennessee.

Parking Space Number 46 is included as an Appurtenance to this Unit. This Appurtenance is deed with the Unit and is not transferable in any fashion except with a transfer of the Unit.

BEING the same property conveyed by Warranty Deed from Zouhair Odeh Salim Amarin, a married man to John Richie Cordaro and Fabineen J. Cordaro, husband and wife, recorded April 17, 2024, as Instrument No. 202404170027534 in Davidson County, Tennessee Register of Deeds.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 18th Avenue South #610, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 2nd DAY OF OCTOBER, 2026.

John Richie Cordaro

Fabineen J. Cordaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/12/2030
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/12/2030
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 10/6/26.

Affiant Signature – Joshua A. Terry

10/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27