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WARRANTY DEED

Karen Johnson Davidson County
Batch# 954806 DEEDWARR
12/27/2022 08:11:46 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20221227-0132344

STATE OF **Tennessee**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **19th** DAY OF **December**, 20 **22**.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Ziady	**Castle & Cooke Mortgage, Inc.**	
(NAME) **P.O. Box 159342**	(NAME) **13751 South Wadsworth Park Drive**	05905014800
(ADDRESS) **Nashville, TN 37215**	**Suite 101** (ADDRESS) **Draper, UT 84020**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Iona Douglas Moguel, a married woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul M. Ziady***, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***a married man**

Being Lot No. 188 on the Plan of Buena Vista Estates, Section IV, as of record in Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Iona Douglas Moguel, a married woman, by virtue of that certain Quit Claim Deed dated February 26, 2022, and being of record at Instrument No. 20220302-0023833, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to George & Julia Gulas by virtue of Quit Claim Deed dated September 28, 2018 at Instrument No. 20181002-0097774 in the said Register's Office.

Being the same property previously conveyed to Robert Moguel and wife, Iona Moguel by virtue of Special Warranty Deed dated October 28, 2005 at Instrument No. 20051104-0133850 in the said Register's Office.

Grantor warrants that the above described property is not her primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4128 Buenaview Ct. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of December, 2022.

Iona Douglas Moguel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Iona Douglas Moguel**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of December, 2022.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026