RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-28694-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1257712 **DEEDWARR**
04/11/2025 08 34 29 AM 2 pgs
Fees $13 00 Taxes $1,239 50

20250411-0026971

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2025

NOTARY PUBLIC

My commission expires

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY.
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dayna Lucio & Joshua Moody 2325 23rd Ave North, Unit A, Nashville, TN 37208	GUILD MORTGAGE COMPANY LLC 5887 COPLEY DRIVE SAN DIEGO, CA 92111	081-02-20-001-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CINDY L. GARRETT, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAYNA LUCIO AND JOSHUA MOODY, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property located in Davidson County, Tennessee, being Unit A of the Plan of Declaration of Covenants, Conditions and Restrictions for 2325 23rd Avenue North Residences, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record in Instrument Number 20181129-0116604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the By-laws and Charter for the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the By-Laws" of record at Instrument Number 20181129-0116604, Register's Office for Davidson County, Tennessee

Being the same property as conveyed to Cindy L Garrett, a single woman by Warranty Deed from Devan McClish, an unmarried man, dated March 8, 2019, recorded March 12, 2019 at Instrument Number 20190312-0022748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2325 23rd Avenue North, Unit A, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4 day of April, 2025

GRANTOR(S)

Cindy L. Garrett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Cindy L. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4 day of April, 2025.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires _____

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026