WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285177 DEEDWARR
06/17/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250617-0047413

G-BR-25-2112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028 (AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE 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)
Joseph Moss and Madison Gargano	New Owners	
(NAME)	(NAME)	**034-03-0C-001.00-CO**
2112 East Hill Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **GLENN CONNER AND WENDY CONNER, HUSBAND AND WIFE AND JAIME A. CASTRO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH MOSS AND MADISON GARGANO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Twentyone-Twelve East Hill Drive, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Twentyone-Twelve East Hill Drive, a Horizontal Property Regime with Private Elements, at Instrument No. 20230403-0024001, 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 a portion of the same property conveyed to Glenn Conner and Wendy Conner, husband and wife and Jaime A. Castro, unmarried, as tenants in common by Warranty Deed from Jose Perez Gonzalez and Santos Isabel Samayoa, husband and wife of record in Instrument No. 20220525-0060376 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 25, 2022.
Jaime A. Castro is also known as Jaime A. Castro Granados.

Jaime A. Castro having since married.The above referenced property has never been the principal marital residence for any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230403-0024001, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3129, Page 401, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of the Twentyone-Twelve East Hill Drive Homeowners' Association, Inc. of record in Instrument Number 20230505-0033464, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250501-0033784, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6861, Page 893, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 East Hill Drive, Madison, Tennessee 37115**.

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 12th DAY OF JUNE, 2025.

Glenn Conner by Margaret Means, Attorney in Fact
Attorney in Fact

Wendy Conner by Margaret Means, Attorney in Fact
Attorney in Fact

Jaime A. Castro by Margaret Means, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GLENN CONNER AND WENDY CONNER AND JAIME A. CASTRO, and who acknowledged he/she/they executed the same as the free act and deed of the said GLENN CONNER AND WENDY CONNER AND JAIME A. CASTRO.

Witness my hand and official seal, this the 12th of June, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON 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 10/2/25.

Affiant Signature – Joshua A. Terry

10/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/16/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27