Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned to **Andi Grindley, Trustee of the Andi Grindley Revocable Trust dated October 23, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Dance Del Rio and Dustin Del Rio, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit #143, on the Plan of Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846 of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Andi L. Grindley, a single woman by Warranty Deed from Shareeah R. Woods, single of record in Instrument No. 20190214-0013766, Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 14, 2019.

Being the same property conveyed to Andi Grindley, Trustee of the Andi Grindley Revocable Trust dated October 23, 2023 and any Amendments thereto by Quitclaim Deed from Andi L. Grindley, a single woman of record in Instrument No. 20231023-0082709, Register's Office for Davidson County, Tennessee, dated October 23, 2023 and recorded on October 23, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 520 Huntington Ridge Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson
Batch # 1290404
06/26/2025 09 59.15 AM
Fees $13 00 Taxes $1,147 00
Davidson County
DEEDWARR
2 pgs
20250626-0050305

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ashley Dance Del Rio	**Legacy Home Loans, LLC DBA**	**161-11-0A-143.00**
Dustin Del Rio	**Steadfast Mortgage**	
520 Huntington Ridge Drive	**408 Tennessee 76**	
Nashville, TN 37211	**White House, TN 37188**	

WITNESS THE EXECUTION HEREOF this 25th day of June, 2025.

Andi Grindley, Trustee

Andi Grindley, Trustee of the Andi Grindley Revocable Trust dated October 23, 2023

State of Tennessee)
County of Davidson)

On this 25th day of June, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Andi Grindley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Andi Grindley Revocable Trust dated October 23, 2023, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Andi Grindley Revocable Trust dated October 23, 2023, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 310,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of June, 2025.

Notary Public

My Commission Expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON