Karen Johnson Davidson County
Batch# 1295456 DEEDWARRSP
07/09/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20250709-0054012

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $459,900.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Terrell Bodiford Lindsay Nicole Bodiford	PennyMac Loan Services, LLC	061-01-0A-052.00-CO
360 E Village Lane	3043 Townsgate Road #200	
Nashville, TN 37216	Westlake Village, CA 91361	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW TERRELL BODIFORD AND LINDSAY NICOLE BODIFORD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 52, as established in Declaration of Covenants, Conditions and Restrictions for East End Village, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190111-0003194, as amended at Instrument No. 20190521-0048039, as Amended and Restated Declaration of Covenants, Conditions and Restrictions for East End Village, a Horizontal Property Regime with Private Elements filed in Instrument No. 20230606-0042999 and First Amendment filed in Instrument No. 20230914-0072226, and Second Amendment to the Amended and Restated Declaration of record at Instrument No. 20240821-0064101, and Scriveners Affidavit of record at Instrument No. 20240904-0068024, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Woodland Street Partners LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being a portion of the same property conveyed to Luma Systems LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners LLC, a Tennessee limited liability company of record in Instrument No. 20211020-0141140 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 20, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 360 E Village Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2025.

Luma Systems, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Thomas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Thomas, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Luma Systems, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 7. 2025.

Affiant Signature

9th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

