Karen Johnson Davidson County
Batch# 1317808 DEEDWARR
09/03/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20250903-0070263

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2025.

Notary Public

My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tori Moliski 2328 Woodridge Dr. Nashville, TN 37207	Guild Mortgage 5887 Copley Dr. San diego, CA 92111	071-01-0 125.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH ELIZABETH DUNAWAY AND SEAN PAUL MAGINNIS, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TORI MOLISKI, A SINGLE WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 25 on the Plan of Trinity Hills Village, Section I, Revised, as of record in Book 4175, Page 92, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sarah Elizabeth Dunaway and Sean Paul Maginnis, wife and husband, by deed dated 04/26/2019, from Wayne E. Sadler, single person, of record in Instrument No. 20190503-0041516, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2328 Woodridge Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of **August, 2025**.

Sarah Elizabeth Dunaway

Sean Paul Maginnis

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ KING

Personally appeared before me, the undersigned, **a Notary Public** in and for said county and state, Sarah Elizabeth Dunaway and Sean Paul Maginnis, **with whom I am** personally acquainted, or proved to me on the basis of satisfactory evidence, and who ac**knowledged they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day **of August, 2025**.

My commission expires:

5.12.2029

Notary Public K. Nelson

(WARRANTY DEED - P2/2)
(#202502156)

K. NELSON
Notary Public
State of Washington
Commission # 159034
My Comm. Expires May 12, 2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/29/25 (date of document).

Affiant Signature

9/3/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

