Karen Johnson Davidson County
Batch# 1390436 DEEDWARR
03/09/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260309-0018611

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $260,000.00.

Kirsten Virden
Affiant

Subscribed and sworn before me this the 6th day of March, 2026.

Rachel Marie Collins
Notary Public
My commission expires: 3-21-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yidier Gonzalez Perez 2659 Woodberry Dr. Nashville, TN 37214	~~Lender~~ Legacy Home Loans, LLC 408 Highway 76 White House, TN 37188	096-05-0 171.00

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, **JAMES DAVID GUSCHKE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **YIDIER GONZALEZ PEREZ**, an unmarried man, 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 Lot Number 141 on the Plan of Woodberry Park, of record in Book2133, Page 117-119, Register's Office of Davidson County, Tennessee.

Said Lot Number 141 fronts 110.0 feet on the southerly margin of Woodberry Drive and extends back 129.0 feet on the easterly line and 123.0 feet on the westerly line to a broken line in the rear, measuring 159.4 feet thereon.

Being the same property conveyed to James David Guschke by deed dated 06/02/2015, from Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2006-WL2, Asset-Backed Certificates, Series 2006-WL2, of record in Instrument No. 20150623-0059761, Register's Office for said County.

Property is not primary residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2659 Woodberry Dr., Nashville, TN 37214.

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 6th day of March, 2026.

James David Guschke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James David Guschke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

I, Kirsten Virden, 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 03/04/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/04/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2024.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

