Karen Johnson Davidson County
Batch# 1402693 DEEDWARR
04/07/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20260407-0028005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Mercedes Florez and Sebastian Garay, wife and husband	New Owner (NAME)	
502 Ashlawn Ct Unit 502 (ADDRESS)	(ADDRESS)	131-06-0G-502.00-CO
Nashville, TN 37215-6137 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austyn J. Stallings, a single woman and Michael Giangreco, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maria Mercedes Florez and Sebastian Garay, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 502 of Burton Hills, village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn of record in Book 7076, Page 696, as amended in Book 7308, Page 859 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Austyn J. Stallings, a single woman and Michael Giangreco, a single man by Warranty Deed from Yoonha Hwang and Sug Hee Ko, Husband and wife of record in Instrument No. 20180702-0063677 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 02, 2018. Austyn J. Stallings and Michael Giangreco having since been married. Michael C. Giangreco is one and the same person as Michael Giangreco.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 502 Ashlawn Ct Unit 502, Nashville, TN 37215-6137
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of April, 2026.

WARRANTY DEED

(Continued)

Austyn J Stallings

Michael Giangreco

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austyn J. Stallings, a single woman and Michael Giangreco, a single man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2026.

Notary Public

My Commission Expires:

(SEAL)

DANIEL J. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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 4/3/26.

Affiant Signature – Joshua A. Terry

4/6/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/6/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27