This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25456-DJ

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: W-BM-26-1635**

Karen Johnson Davidson County
Batch # 1402723 DEEDQC
04/07/2026 03:08:16 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260407-0028042

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

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

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Malik Andina<br>1635 Mountain Ash Ln<br>Antioch, TN 37013 | GUILD MORTGAGE<br>5887 Copley Dr<br>San Diego, CA 92111 | 149-07-0E-112-00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Melissa Ann Stec and Robert C. Stec, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Malik Andina, a single person**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element townhome unit situated within Davidson County, Tennessee, and being further known as Unit 1635, together with the appurtenant common elements of the Canyon Ridge, Phase 3, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Canyon Ridge, Phase 3, a Townhome Planned Unit Development (a horizontal property regime with private elements), of record in Instrument No. 20210831-0117403; as corrected in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as corrected, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as corrected. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as corrected. See also boundary plan of record in Book 9700, page 805; and in Instrument No. 20071025-0126182, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Melissa Ann Stec and Robert C. Stec, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia corporation t/a Ryan Homes, dated June 8, 2023, recorded June 9, 2023, of record in Instrument No. 20230609-0043897, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1635 Mountain Ash Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 6th day of April, 2026.

GRANTOR:

Melissa Ann Stec
Signed with Stavvy

Melissa Ann Stec

Robert C. Stec
Signed with Stavvy

Robert C. Stec

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Melissa Ann Stec and Robert C. Stec with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of ~~April, 2026.~~

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: _____

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 4/6/26.

Date

Affiant Signature

4/6/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April, 2026.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)