RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38350-26

Karen Johnson
Batch # 1406077
04/16/2026 09:50:19 AM
Fees: $13.00 Taxes: $3,200.50
Davidson County
DEEDWARR
2 pgs
20260416-0031133

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026.

Tracey Perry
NOTARY PUBLIC

My commission expires: 11-5-29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine Beth Canavan 1804B 5th Avenue North Nashville, TN 37208	Same address as new owner	081-08-1R-002.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($865,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GUY GUTIERREZ AND WIFE, MELINDA GUTIERREZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTINE BETH CANAVAN, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Unit B, together with the appurtenant interest in the common elements of 1804 5th Avenue North, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20210715-0095296, amended in Instrument #20230907-0070239, said unit appearing on the Site Plan attached as Exhibit B to the amendment to the declaration, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Guy Gutierrez and Melinda Gutierrez, husband and wife, from Jeff Zeitlin, unmarried, by Warranty Deed dated April 25, 2023 and recorded April 25, 2023 in Instrument #20230425-0030443, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1804B 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 15th day of April, 2026

GRANTOR(S)

Guy Gutierrez

Melinda Gutierrez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Guy Gutierrez and Melinda Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of April, 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY