RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-38446-26

Karen Johnson Davidson County
Batch# 1408846 DEEDWARR
04/21/2026 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260421-0032464

WARRANTY DEED

MELODY CARR NOTARY PUBLIC TENNESSEE My Comm Exp. 06/17/2029 COUNTY OF DEKALB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 6-17-29

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
Zachary Edward Helton and Claire Stubblefield Helton 719 East Woodlands Trl Nashville, TN 37211	Same address as new owner	172-03-0B-019-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) 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, **MARIO P. GARCIA AND MARTHA E.B. GARCIA, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY EDWARD HELTON AND CLAIRE STUBBLEFIELD HELTON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mario P. Garcia and Martha E.B. Garcia, husband and wife, from Lee Ann Carter and James M. Carter, wife and husband, by Warranty Deed dated July 31, 2017, and recorded August 1, 2017, in Instrument 20170801-0078045, 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: 719 East Woodlands Trail, Nashville, TN 37211

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 MY/OUR HANDS, this 16th day of April, 2026

GRANTOR(S)

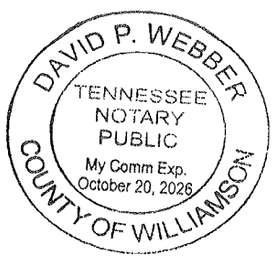
Mario P. Garcia

Martha E.B. Garcia

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Mario P. Garcia and Martha E.B. Garcia, 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 16 day of APRIL, 2026



Notary Public

DAVID P WEBBER
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **04/16/2026** (date of document).

Jami K Averwater

Affiant Signature

04/20/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **20th** day of **April**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

