Karen Johnson Davidson County
Batch# 1432690 DEEDWARR
06/11/2026 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260611-0053014

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lysue Cuenca 2101 Dabbs Avenue Unit 10 Nashville, TN 37138	~~Lysue Cuenca~~ Paramount Residential 1265 Corona Pointe Ct. Ste 301 Corona, CA 92879	053 08 1A 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregory F. Keehn and Susan Grossenbach, Trustees of The GK Resort Trust, dated April 12, 2023** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lysue Cuenca**, a Single Woman ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2101 Dabbs Avenue, 10, Nashville, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 12th Councilmanic District, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 1 on the plan of The Villas at Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas at Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and Instrument No. 20210311-0032306, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Gregory F. Keehn and Susan Grossenbach, Trustees of the GK Resort Trust, dated April 12, 2023, by Deed in Trust from Gregory F. Keehn and Susan Grossenbach, husband and wife, dated April 12, 2022, and recorded April 24, 2023, of record in Instrument No. 20230424-0029831, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory F. Keehn and Susan J. Grossenbach, husband and wife, by Warranty Deed from The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company, dated April 7, 2022, and recorded April 21, 2022, of record in Instrument No. 20220421-0046294, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2101 Dabbs Avenue, 10, Nashville, TN 37138.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 21st day of May, 2026.

The GK Resort Trust, dated April 12, 2023

By: Gregory F. Keehn Co-Trustee
Gregory F. Keehn, Trustee

By: Susan Grossenbach Co-Trustee
Susan Grossenbach, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~21~~ 19th day of May, 2026, before me personally appeared Gregory F. Keehn and Susan Grossenbach, Trustees of The GK Resort Trust, dated April 12, 2023, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~21~~ 19th day of May, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of June, 2026.

exp: February 10, 2030

REBECCAH S. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 9, 2026.

J. Carlton Drumwright

June 9, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 9, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY