Karen Johnson Davidson County
Batch# 749096 DEEDWARR
11/03/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $910.20
20211103-0147422

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $246,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2021 Notary Public My commission expires:
(Notary Stamp)	

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ana Espinoza Gonzalez	Pinnacle Bank	164-06-0B-151.00-CO
721 Bradburn Village Way	150 3rd Ave S, Suite 1000	
Antioch, TN 37013	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mario Saucedo Alva and Myriam S. Corpus-Vizcaino, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Ana Espinoza, an unmarried person

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 151, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on the Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument No. 20180924-0094137, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Mario Saucedo Alva and Myriam S. Corpus-Vizcaino, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190627-0062203 Register's Office for Davidson County, Tennessee, dated June 24, 2019 and recorded on June 27, 2019.

SP 11/2015

This is improved property known as **721 Bradburn Village Way 151, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of October, 2021.

Mario Saucedo Alva

Myriam S. Corpus-Vizcaino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mario Saucedo Alva and Myriam S. Corpus-Vizcaino, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of October, 2021.

Notary Public

My Commission Expires: 9/14/25

Lenders Title File No. 21-000682-525

SP 11/2015

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 October 26, 2021.

J. Carlton Drumwright

October 26, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 26, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY