Karen Johnson Davidson County
Batch# 873346 DEEDWARR
06/17/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220617-0069345

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-180M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessie Marie Bueno-Rodriguez and Eddy Bueno-Rodriguez	Canopy Mortgage, LLC	164060B00100CO
(NAME)	(NAME)	
501 Bradburn Village Circle	360 Technology Ct Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Lindon UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KIMBERLY KEYSER, A SINGLE WOMAN, , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSIE MARIE BUENO-RODRIGUEZ AND EDDY BUENO-RODRIGUEZ WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 1 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060816-0101099, First Amendment as Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record as Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Keyser, a single woman by Teron Butler, a single man in an instrument dated January 6, 2020, and recorded January 10, 2020, in Instrument 202001100003867, Register's Office for Davidson County, Tennessee.

Master Deeds, as restated and amended, of record in Instrument Nos. 2018071300068064, 2001802260017976; 20189240094137, 201906050053811; 202103290041049; 202103290041050; 201708020078538; and, 202104120047996; Restrictions of record in 200708170098536.

This is improved ☒ property, known as 501 Bradburn Village Circle, Antioch, TN 37013

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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.

Witness our hands this 7th day of June 2022

Kimberly Keyser

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 7th day of June 2022, before me personally appeared Kimberly Keyser, 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 (or person's) free act and deed.

Witness my hand and official seal this 7th day of June 2022

Notary Public
My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/13/2022 ____ (date of ~~document~~).

Affiant Signature

06/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025