When recorded, return to:
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-17778-KS

Karen Johnson Davidson County
Batch# 875253 DEEDWARR
06/22/2022 10:11:07 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20220622-0070916

STATE OF TENNESSEE
COUNTY OF Rutherford

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

The actual consideration or value, whichever is greater, for this transfer is $313,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public
My Commission Expires: 8/22/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Osvaldo Soto and Abel Soto 737 Bradburn Village Way Nashville, TN 37013	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Ste. 400 San Ramon, CA 94583	164 06 0B 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Telesa B. Rice, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Osvaldo Soto, a married man and Abel Soto, an unmarried man, 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:

Being all of Unit No. 159, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, as shown on 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 Number 20180924-0094137, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Telesa B. Rice, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20190805-0077147, in the Register's Office for Davidson County, Tennessee, dated July 25, 2019, and recorded on August 05, 2019.

This is improved property located at: **737 Bradburn Village Way, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all

applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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. Whenever 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, Grantor has executed this instrument on this 20TH day of June, 2022.

GRANTOR:

Telesa B. Rice

Telesa B. Rice

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Telesa B. Rice, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20TH day of June, 2022.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 10/23/2023