Karen Johnson Davidson County
Batch# 943339 DEEDWARR
11/21/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20221121-0123279

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130
D22-3551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 276,000.00.

Affiant

Subscribed and Sworn before me this 21 day of November, 2022.

Notary Public
My commission expires: 1-6-25

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Eleanor Hayes 626 Bradburn Village Circle, Nashville, TN 37013	New Owner 626 Bradburn Village Circle Nashville, TN 37013	164-06-0B-129-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jasmine E. Quibilan, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eleanor J. Hayes,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Being all of Unit No. 86, on the plan of the Townhomes of Bradburn Village, Phase 3B, 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 No. 20180226-0017976, 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 Jasmine E. Quibilan, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated January 22, 2019 and recorded January 25, 2019 of record in Instrument No. 20190125-0007429, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060816-0101099, amended in First Amendment of record Instrument Number 20070717-0084884, and amended and restated in Instrument Number 20070817-0098536, Instrument Number 20121109-0103798, Instrument Number 20180226-0017976 and Instrument Number 20180713-0068064; Restrictions of record in Instrument Number 20070817-0098536 and Instrument Number 20121109-0103796; Right of Way Easement of record in Book 3644, Page 317 and Book 3670, Page 396; Supplemental Right of Way Agreement of record in Book 4579, Page 913; Easements of record as referenced in Installment Deed of record in Book 5799, Page 662; Grant of Transmission Line Easement of record in Instrument Number 20020909-0109148; Stormwater Detention Agreement of record in Instrument Number 20060608-0068199; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument Number 20060823-0103546; Agreement regarding Grant of Easement of record in Instrument Number 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080502-0045461; Grant of Easement of record in Instrument Number 20170206- 0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, Page 63; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, as amended, appearing as Instrument No. 20170802-0078538, and Supplement Declaration of record in Instrument No. 20180226-0017978; Access Utility & Drainage Easement of record in Instrument Number 20171229-0132505; Notice of Completion filed in Instrument No. 20181031-0107733 on October 31, 2018, and to any and all matters shown on said plat and survey of record in Instrument Number 20180226-0017976; all of said Register's Office.

This is [x] improved [ ] unimproved property known as 626 Bradburn Village Circle, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 18th day of November, 2022.

Jasmine E. Quibilan

STATE OF FLORIDA
COUNTY OF WALTON

On this 18th day of November, 2022, before me personally appeared Jasmine E. Quibilan, 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 18th day of November, 2022.

Notary Signature ADRIAN WINSTEAD
My commission expires: MAY 11, 2023

11/18/2022
Adrian Winstead
Notary Public - State of Florida
Commission # GG 320377
My Comm. Expires May 11, 2023

Certificate of Authenticity

I, Holly A. Mason, 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 November 18, 2022.

Affiant Signature

11/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25