WARRANTY DEED

Karen Johnson Davidson County
Batch# 962820 DEEDWARR
01/20/2023 08:55:12 AM 2 pgs
Fees: $13.00 Taxes: $1,903.84

20230120-0004616

JG-P-22-516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Norbert T. Brauburger	Norbert T. Brauburger	
(NAME) **516 Red Hill Ct**	(NAME) 2105 San Diego Ave #105	**181 07 0A 005.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) San Diego, CA 92110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENDA MERCADO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NORBERT T. BRAUBURGER, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Autumn View, Formerly Brinkley Property Subdivision, Phase Two B, of record in Instrument No. 20200617-0063118, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Glenda Mercado, unmarried and Yesenia Loor, unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed from Glenda Mercado, unmarried, of record in Instrument No. 20211115-0151805, in the Register's Office of Davidson County, Tennessee, dated November 11, 2021 and recorded on November 15, 2021.

Being the same property conveyed to Glenda Mercado, unmarried by Quitclaim Deed from Yesenia Loor, and unmarried woman of record in Instrument No. 20230120-0004614, in Register's Office of Davidson County, Tennessee, dated November 02, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2023.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Autumn View, Formerly Brinkley Property Subdivision, Phase Two B, as recorded in Instrument No. 20200617-0063118.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0119163, supplemented in Instrument No. 20191018-0106855, Scrivener's Affidavit recorded in Instrument No. 20191030-0111535, further supplemented in Instrument No. 20200722-0080431, Instrument No. 20210727-0100923, Instrument No. 20211221-0168357 and Instrument No. 20221109-0120350.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160706-0069069.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516 Red Hill Ct, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 18th DAY OF JANUARY, 2023.

Glenda Mercado by Paul Hinman, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GLENDA MERCADO, and who acknowledged he/she/they executed the same as the free act and deed of the said GLENDA MERCADO.

Witness my hand and official seal, this the 18th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212