Karen Johnson Davidson County
Batch# 1012337 DEEDWARR
06/07/2023 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230607-0043339

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

April M. Williamson
Affiant

Subscribed and sworn to before me, this 5 **day of** June **2023.**

Notary Public
My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Angie Tatiana Gonzalez 527 Bradburn Village Circle Antioch, TN 37013	**CapStar Bank** **2002 Richard Jones Rd, Ste 300A** **Nashville, TN 37215**	164-06-0B-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Mottola, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Angie Tatiana Gonzalez, an unmarried woman, and Soon Hwan Kweon, an unmarried woman, tenants in common with the right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 as described on the Plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, as of record in Instrument 200608160101099, amended in Instrument 200707170084884, and amended and restated in Instrument 200708170098536 and supplemented and amended by instruments of record as Instrument No. 20121109-0103798; Instrument No. 20180713-0068064; Instrument No. 20180924-0094137; Instrument No. 20190605-0053811; Instrument No. 20210329-0041050; and Instrument No. 20210412-0047996, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Mottola, a single person by deed from Beazer Homes Corp., a Tennessee Corporation dated July 20, 2007 of record in Instrument 20070726-0088854, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Pamela Mottola-Zaret and husband Stephen Zaret by Quitclaim Deed from Pamela Mottola, a single woman, dated June 20, 2012 of record as Instrument No. 20120627-0056330, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Pamela Mottola, married, by

Quitclaim Deed from Stephen Zaret dated June 7, 2017 of record as Instrument No. 20170630-0066115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 527 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 5th day of June 2023.

Pamela Mottola

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 **Pamela Mottola,** the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of June 2023.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023057710

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/5/23.

D. Shayne Adair

6/7/23

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026