Karen Johnson Davidson County
Batch# 1048058 DEEDWARR
09/11/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20230911-0070796

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $274,900.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Cooper Alan **Kristen Del Guercio**	**Rocket Mortgage, LLC, ISAOA**	**164060B05000CO**
601 Bradburn Village Cir	**1050 Woodward Ave**	
Nashville, TN 37013	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 601 Bradburn Village Cir Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cooper Alan and Kristen Del Guercio, husband and wife

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. 50 of the Townhomes of Bradburn Village, Phase One, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717- 0084884, as amended and restated in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plan of the Townhomes of Bradburn Village, Phase One, as shown on Exhibit"A-1" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin Dias, Trustee of The 601 Bradburn Village Cir Trust, by Warranty Deed from Megan E Helton, an unmarried woman, dated June 2, 2023, of record in Instrument No. 20230607-0043313, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Megan E Helton, an unmarried woman, by Warranty Deed from Melodie A Welch, an unmarried woman, dated July 8, 2016, of record in Instrument No. 20160714-0072176, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Agreement of record in Instrument No. 20060608-0068199, said Register's Office.

Agreement of record in Instrument No. 20070622-0074712, said Register's Office.

Easements of record in Instrument No. 20080807-0081447, Instrument No. 20170206-012425, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 601 Bradburn Village Cir, Nashville, 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 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 in 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. 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.

_____ Date: 9/5/23

The 601 Bradburn Village Cir Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 601 Bradburn Village Cir Trust and that she is authorized by The 601 Bradburn Village Cir Trust to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of September, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11-26



Certificate of Authenticity

I, Mark D Sheridan, 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

9/5/23
Date

Affiant Signature

9/5/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 5 day of September, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY