WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069959 DEEDWARR
11/09/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231109-0087626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1163-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Johana E. Caraballo Boada and Claudia Y. Gonzalez	Johana Caraballo Boada and Claudia Gonzalez	164-06-OB-191 .OO-CO
(NAME) 803 Bradburn Village Way	(NAME) 803 Bradburn Village Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
CITY STATE	CITY STATE	

FOR AND IN CONSIDERATION OF THE SUM OF Three hundred twenty five thousand and No 100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN T. TICE, A MARRIED MAN, AND KATHERINE A. TICE, AN UNMARRIED WOMAN,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHANA E. CARABALLO BOADA AND CLAUDIA Y. GONZALEZ, 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. 191, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, 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 20190605-005381 1, of the Registers 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 John T Tice, a married man and Katherine A Tice, an unmarried woman by Quitclaim deed from John T. Tice, a married man of record in Instrument No. 20220510-0053360 Register's Office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 10, 2022.

This is:

unimproved ☐

improved ☒ property, known as 803 Bradburn Village Way, Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 2nd day of November, 2023.

John T. Tice by Katherine A. Tice, Attorney-in-fact

John T. Tice by Katherine A. Tice, Attorney-In-Fact

Katherine A. Tice

State of Tennessee
County of Davidson

On this 2nd day of November, 2023, before me personally appeared Katherine A. Tice, 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 John T. Tice and acknowledged that suchperson executed the same as the free act and deed of John T. Tice.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 2nd day of November, 2023, before me personally appeared Katherine A. Tice, 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 (or person's) free act and deed.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/2/23.

Affiant Signature – Joshua A. Terry

11/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27