Karen Johnson Davidson County
Batch# 1118253 DEEDWARR
04/03/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20240403-0023436

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

File No. EY-24-6125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9-21-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Ricardo Giron Blanco and Yenny Magaly Diaz De Giron	New owner	
(NAME)	(NAME)	
529 Bradburn Village Circle		164-06-0B-015.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Trudeau Properties LLC, a Tennessee Limited Liability Company,**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose R. Giron Blanco and Yenny M Diaz De Giron, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 15 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy James Trudeau and Tiffany Trudeau, husband and wife by Warranty Deed from Mark H. Hodges, a married man of record in Instrument No. 20201120-0136812 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 20, 2020.

Being the same property conveyed to Trudeau Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Timothy Trudeau and Tiffany Trudeau, husband and wife of record in Instrument No. 20201120-0136814 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 20, 2017.

This is property more commonly known as 529 Bradburn Village Circle, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of March, 2024.

Trudeau Properties LLC, a Tennessee Limited Liability Company

By: _____
Timothy Trudeau,
Sole Managing Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, JOHN HINTON of the state and county mentioned, personally appeared Timothy Trudeau of Trudeau Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be sole managing memeber of Trudeau Properties LLC, the within named bargainor, a Limited Liability Company, and that such Timothy Trudeau of Trudeau Properties LLC as such sole managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as sole managing member.

Witness my hand and seal, at office in FRANKLIN, TN, this 25th day of March, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.25.2024 (date of document).

Affiant Signature

3.26.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of March, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

