Karen Johnson Davidson County
Batch# 1129973 DEEDWARR
05/02/2024 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20240502-0032058

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1600

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2024

Brooke Hicks
Notary Public

Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sabrina I. Hernandez Taurez 737 Bradburn Village Way Nashville, TN 37013	United Wholesale Mtg. 100 South Blvd. East Pontiac, MI 48341	164-06-0B-159.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Osvaldo Soto, a married man and Abel Soto, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabrina I. Hernandez Taurez, an unmarried woman

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, described as follows, to-wit:

Being all of Unit No. 159, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, 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 20180924-0094137, of the Register's 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 Telesa B. Rice by Warranty Deed from Ole South

Properties, Inc, a Tennessee corporation of record in Instrument No. 20190805-0077147 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Osvaldo Soto, a married man, and Abel Soto, an unmarried man, by Warranty Deed from Telesa B. Rice, unmarried, of record in Instrument No. 20220622-0070916 Register's Office for Davidson County, Tennessee, dated June 20, 2022 and recorded on June 22, 2022.

Grecimar Vianney Diaz-Gordillo, spouse of Grantor, joins in the execution of the instrument for the purpose of conveying any interest she may have in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 737 Bradburn Village Way, 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 so 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.

Dated this the 26th day of April, 2024.

Osvaldo Soto

Grecimar Vianney Diaz-Gordillo

Abel Soto

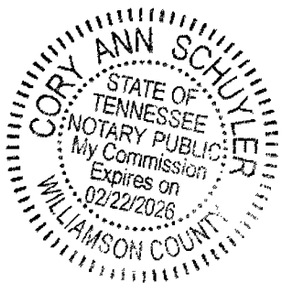
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2024, before me personally appeared Osvaldo Soto, Grecimar Vianney Diaz-Gordillo and Abel Soto, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of April, 2024.

Notary Signature
My commission expires: 2·22·2026



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 26, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25