Karen Johnson Davidson County
Batch# 1173584 DEEDWARR
08/23/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20240823-0065052

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 03/26/25
File No. 24-21526

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Julio Pinilla and Soledad Garces Saldarriaga (NAME)	Julio Pinilla and Soledad Garces Saldarriaga (NAME)	164-6- B-209
780 Bradburn Village Way (STREET ADDRESS)	(STREET ADDRESS) Same	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **John D. Ziglar, Single Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julio Pinilla and Soledad Garces Saldarriaga, 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:

Being all of Unit No. 209, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, 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 John D. Ziglar, single man by Warranty Deed dated January 30, 2020 from Ole South Properties, Inc., recorded February 14, 2020, in Instrument Number 20200214-0017045, in the Registser's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 780 Bradburn Village Way, 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 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. Whenever 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(s) this 15th day of August, 2024.

John D. Ziglar

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of August, 2024, before me personally appeared John D. Ziglar, 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 15th day of August, 2024.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 **08/15/24** (date of document).

Desiree Sailema
Affiant Signature

08/23/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23** day of **August**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

