This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23485-DJ

Karen Johnson Davidson County
Batch# 1207951 DEEDWARR
11/22/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241122-0091497

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21st day of November, 2024.

Notary Public
My Commission Expires: 3/20/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terrica M. Mixon 7416 Bradburn Village Way Antioch, TN 37013	New Owner	164-06-0B-224-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Danielle Nessa fka Danielle J. Stelzer, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Terrica M. Mixon, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 224, together with the appurtenant common elements of Townhomes of Bradburn Village, Phase 2, Section 1, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a horizontal property regime with private elements, of record in Instrument No. 20060816-0101099; as amended and supplemented in Instrument No. 20070717-0084884; as Amended and Restated in Instrument No. 20070817-0098536; and as supplemented in Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180924-0094137; Instrument No. 20190605-0053811; Instrument No. 20210329-0041050; and in Instrument No. 20210412-0047996, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Bradburn Village, provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the site-plan of Townhomes of Bradburn Village, Phase 2, Section 1, attached as exhibit to Declaration, as amended and supplemented, of record in Instrument No. 20180924-0094137, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Danielle J. Stelzer, unmarried by Warranty Deed from David Graham Bruns and Zhou Fei Fei, husband and wife, dated February 23, 2022, recorded March 4, 2022, of record in Instrument No. 20220304-0025030, Register's Office for Davidson County, Tennessee.

Mirazul Nessa hereby joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This is ☒ improved or ☐ unimproved property located at: **746 Bradburn Village Way, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2024.

GRANTOR:

Danielle J. Nessa

Mirazul Nessa

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danielle J. Nessa and Mirazul Nessa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202411220091497

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/21/24 (date of document)

Regina Sullo
Affiant Signature

November 22, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 22 day of November, 20 24

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

