Karen Johnson
Batch # 1242427
03/03/2025 10 17 48 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250303-0015482

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23885-RR

STATE OF TENNESSEE
COUNTY OF Robertson

LORI KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 5, 2025

The actual consideration or value, whichever is greater, for this transfer is $250,000 00

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2025

Notary Public
My Commission Expires 10/05/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Griselda Coreas and Nelson Rodriguez 565 Bradburn Village Circle Antioch, TN 37013	Same	164 06 0B 033 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, **Kathleen Marie Mercer, Trustee of The Kathleen Marie Mercer Living Trust dated July 8, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Griselda Coreas and Nelson Rodriguez, wife and husband**, 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

Land in Davidson County, Tennessee, being Unit No 33, together with the appurtenant interest in the common elements of TOWNHOMES OF BRADBURN VILLAGE, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20070817-0098536, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants and Restrictions, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kathleen Marie Mercer, Trustee of the Kathleen Marie Mercer Living Trust dated July 8, 2020, and any amendments thereto, by Quitclaim Deed from Kathleen M Mercer, of record in Instrument No 20200727-0082282, in the Register's Office of Davidson County, Tennessee, dated July 08, 2020 and recorded on July 27, 2020

This is improved property located at **565 Bradburn Village Circle, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 27th day of February, 2025

GRANTOR

The Kathleen Marie Mercer Living Trust dated July 8, 2020

By: _____
Kathleen Marie Mercer, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathleen Marie Mercer, Trustee 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 he/she/they is the Trustee of Kathleen Marie Mercer, Trustee of The Kathleen Marie Mercer Living Trust dated July 8, 2020, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2025

_____
Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY