Karen Johnson Davidson County
Batch# 1262734 DEEDWARR
04/21/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250421-0030249

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1136

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford KP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of April, 2025

Notary Public

Commission Expires: 08/21/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gina Evangelista 613 Bradburn Village Circle Antioch, TN 37013	New Owner	164 06 0B 056.00

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,

Derek Roby, unmarried

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

Gina Evangelista, single 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, being Unit No. 56 on the Plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation to Derek Roby, unmarried, of record in Instrument No. 20110524-

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 17th day of April, 2025.

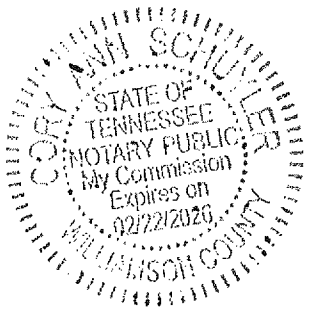
Derek Roby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2025, before me personally appeared Derek Roby, 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 17th day of April, 2025.

Notary Signature
My commission expires: 2-22-2026



Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/17/2025 (date of document).

Affiant Signature

4/17/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of April, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL