Karen Johnson Davidson County
Batch# 1288180 DEEDWARR
06/20/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250620-0048558

**WARRANTY DEED**

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AD-25-9639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alejandra Contreras Pena and<br>Mario Contreras Moreno<br>(NAME) | CMG Mortgage<br>(NAME) | |
| 908 Bradburn Village Circle<br>(ADDRESS) | 3160 Crow Canyon Rd<br>(ADDRESS) | 164-06-0D-313.00-CO |
| Antioch, TN 37013<br>(CITY) (STATE) (ZIP) | Suite 400<br>San Ramon, CA 94583<br>(CITY) (STATE) (ZIP) | |

FOR AND 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, **Haley Noel McPherson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alejandra Contreras Pena, a single woman and Mario Contreras Moreno, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 313, on the plan of The Townhomes of Bradburn Village, Phase 4, 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 20070817-0098536, and further Supplemented in Instrument Number 20121109-0103798 and Instrument Number 20210412-0047996 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 Haley Noel McPherson by Warranty Deed from OLE South Properties, INC., a Tennessee Corporation of record in Instrument No. 20220705-0077555 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 05, 2022.**

**This is property more commonly known as 908 Bradburn Village Circle, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 18th day of June, 2025.

Haley Noel McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared Haley Noel McPherson, 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 18th day of June, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/18/2025.

Affiant Signature

06/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY