This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510789 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$348,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of September, 2025. Notary Public My Commission Expires: 5-6-29

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2025, among:

CHARLES A. JUDGE AND LOU ANN JUDGE, AS TRUSTEES OF THE CHARLES A. AND LOU ANN JUDGE TRUST, DATED FEBRUARY 24, 2000

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 1328744 DEEDWARR
10/01/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20251001-0078274

AND

MIRASOL C. NEUFELD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 42, The villas at Concord Place, Phase I, as shown on plat of record in Instrument No. 20050922-0114218 (Exhibit A-1), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles A. Judge and Louann Judge, husband and wife by deed from Brian C. Russell and wife, Elizabeth M. Russell, dated September 5, 2014, of record in Instrument No. 20140910-0082782, Register's Office for Davidson County, Tennessee. The property was further conveyed to Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000 by deed from Charles A. Judge and Lou Ann Judge, husband and wife, dated May 11, 2015, of record in Instrument No. 20150513-0043689, said Register's Office.

Being also known as 8104 Valley Oak Drive, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000

BY: _____
Charles A. Judge, Trustee

BY: _____
Lou Ann Judge, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Charles A. Judge and Lou Ann Judge** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **The Charles A. and Lou Ann Judge Trust, dated February 24, 2000.**

Witness my hand and official seal this 29th day of September, 2025.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Mirasol C. Neufeld
Address: 8104 Valley Oak Drive
City, State, Zip: Brentwood, TN 37027

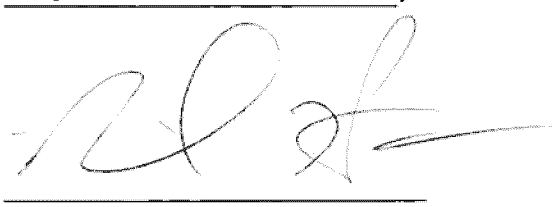
Responsible Party For Taxes:

Name: Mirasol C. Neufeld
Address: 4823 Cottonwood Street
City, State, Zip: Fremont, CA 34539

Tax ID: 181-14A-042.00

Certificate of Authenticity

I, Nick Harris, 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 **September 29, 2025**.



Affiant Signature

9/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29th** day of **September**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

