Karen Johnson
Batch # 1345790
11/13/2025 02 08 25 PM
Fees $13 00 Taxes $1,106 30

Davidson County
DEEDWARR
2 pgs

20251113-0090591

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BH-25-5514

TITLE BRANYAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $299,000 00

Deonudra Johnson
Affiant

Subscribed and sworn before me this the 12th day ~~of~~ November, 2025

Notary Public
My commission expires: 03-16-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information
Deonudra Johnson 5514 Cedar Ash Xing Antioch, TN 37013	CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	163-16-0A 136 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALKING BRIDGE HOMES LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEONUDRA JOHNSON, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 256 on the Plan of PHASE TWO, PROVINCETOWN, a Horizontal Property Regime with Private Elements, of record in Instrument No 20050609-0066104 - Exhibit "A-1", Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a complete accurate description thereof

Being the same property conveyed to Walking Bridge Homes LLC, a Tennessee Limited Liability Company, by deed dated 06/27/2025, from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No 20250702-0052265, Register's Office for said County

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5514 Cedar Ash Xing, Antioch, TN 37013.

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of November, 2025

Walking Bridge Homes, LLC

BY _____
Baltazar Barrera, Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baltazar Barrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Baltazar Barrera to be the Member of the within named bargainor, a limited liability company, and that Baltazar Barrera as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Baltazar Barrera as such Member

Witness my hand and official seal this the 12th day of November, 2025

My Commission Expires 4/17/28

_____
Notary Public

