Karen Johnson Davidson County
Batch# 1352884 DEEDWARR
12/02/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20251202-0095519

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $321,000.00.

Affiant

Subscribed and sworn to me on 11/26/25.

NOTARY PUBLIC

My Commission Expires: 1-22-29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Luis Andres Moral and Rosa Neumane-Moral 4425 Woodlawn Dr., A300 Nashville, TN 37209	**New Owner**	103-08-0A-017.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Billy Brookshire and Dana Childers Brookshire aka Dana Lea Brookshire, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Luis Andres Moral and Rosa Neumane-Moral, husband and wife, as tenants by the entirety, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a certain Condominium Apartment known as Unit A-300 on the plan of Westlawn Green, of record in Book 5200, Pages 20-24, said Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Billy Brookshire and Dana Childers Brookshire, husband and wife by Warranty Deed from David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, and any amendments thereto of record in Instrument No. 20230612-0044298 Register's Office for Davidson County, Tennessee, dated June 06, 2023 and recorded on June 12, 2023.

This is improved property known as 4425 Woodlawn Dr., A300, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 11/ 26 /25.

Billy Brian Brookshire

Billy Brookshire

Dana Lea Brookshire

Dana Childers Brookshire aka
Dana Lea Brookshire

STATE OF Pennsylvania
COUNTY OF Lancaster

On 11/ 26 /25, before me personally appeared Billy Brookshire and Dana Childers Brookshire aka Dana Lea Brookshire, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/ 26 /25.

Michelle Suarez Costello

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Michelle Suarez Costello, Notary Public
Lancaster County
My commission expires September 11, 2028
Commission Number 1377162

My Commission Expires: 09/11/2028

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 26, 2025.

J. Carlton Drumwright

November 26, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 26, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY