Karen Johnson Davidson County
Batch# 1355340 DEEDWARR
12/08/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20251208-0097531

NICOLA ESTRELLA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My commission expires: August 19, 2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alaya Gordon	**New Owner**	**164-06-0B-121.00CO**
642 Bradburn Village Circle		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Donald Hirt, a married man,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alaya Gordon, a single woman,

HEREINAFTER CALLED THE GRANTEE, HER 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. 78, on the plan of the Townhomes of Bradburn Village, Phase 3B, a horizontal property regime with private elements, 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 20180226-0017976, 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 all of the property conveyed to Paul Day and Robbin Day, husband and wife, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20181107-0110307, dated October 30, 2018, in the Register's Office for Davidson County, Tennessee. And being all of the property conveyed to Donald Hirt, a married man, by deed from Paul Day and Robbin Day, husband and wife, of record in Instrument No. 20250606-0044782, dated June 6, 2025, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20121109-0103798, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137, Instrument No. 20180713-0068064, Instrument No. 20180924-0094137, Instrument No. 20190605-0053811, Instrument No. 20210329-0041049, Instrument No. 20210329-0041050, Instrument No. 20210412-0047996, Register's Office for Davidson County, Tennessee.
c. Easement to Colonial Pipeline Company of record in Book 3644, Page 317, Book 3670, Page 396 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.
d. Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee.

e. Easement to Tennessee Telephone Company DBA Telecom TDS of record in Instrument No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
f. Transmission Line Easement of record in Book 5799, Page 662, Instrument No. 20020905-0107384 and Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee.
g. Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
h. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee.
i. TVA Line Easement of record in Book 4579, Page 913 and Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee.
j. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080502-0045461, in the Register's Office for Davidson County, Tennessee.
k. Waiver of Option Agreement of record in Instrument No. 20170802-0078535, in the Register's Office for Davidson County, Tennessee.
l. Assignment of Developers Rights of record in Instrument No. 20170802-0078538 and Instrument No. 20210329-0041049, in the Register's Office for Davidson County, Tennessee.
m. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
n. Access, Utility and Drainage Easement Agreement of record in Instrument No. 20171229-0132505, in the Register's Office for Davidson County, Tennessee.
o. Charter for Homeowners Association of record in Instrument No. 200060823-0103546, in the Register's Office for Davidson County, Tennessee.
p. Subject to rights of others in and to common areas/elements.
q. Subject to lien for special assessment contained in DCCR's/Master Deed.
r. Subject to HOA dues- if any.
s. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property with an address of 642 Bradburn Village Circle, Antioch, TN 37013.

This property has been used for investment purposes only and has never been used as the marital residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 4th day of December 2025.

Donald Hirt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Donald Hirt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2025.

Notary Signature

My commission expires: 10-24-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-572**

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 December 4, 2025.

J. Carlton Drumwright

December 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY