Karen Johnson Davidson County
Batch # 1383795 DEEDWARR
02/20/2026 02:35:57 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20260220-0013739

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-36646-26

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of February, 2026.

NOTARY PUBLIC

My commission expires: 03-16-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zinash S. Bantirga 770 Bradburn Village Way Antioch, TN 37013	Same address as new owner	164-06-0B-214-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($260,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LORRI A. MOORE, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZINASH S. BANTIRGA, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Unit No. 212 on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as established by that Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20060816-0101099, said unit being 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 #20190605-0053811, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Lorri A. Moore, single woman, from Ole South Properties, a Tennessee corporation, by Warranty Deed dated January 29, 2020 and recorded February 11, 2020 in Instrument #20200211-0015435, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 770 Bradburn Village Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 13th day of February, 2026

GRANTOR(S)

Lorri A Moore

Lorri A. Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Lorri A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of February, 2026.

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

