Karen Johnson
Batch # 1410536
04/23/2026 03:12:36 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20260423-0034557

WARRANTY DEED

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Morgan Jones and Carter Jones	NEW OWNER	172 12 0B 293.00
(NAME)	(NAME)	
2805 Call Hill Rd	2805 Call Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **German Perez Vargas and wife, Diana Marcela Perez**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Morgan Jones and Carter Jones, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Iceland Harby

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of SECTION THIRTEEN, BRADFORD HILLS, as shown by plat of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 661, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to German Perez-Vargas and wife, Diana Marcela-Perez, by Warranty Deed from Beth Thompson, an unmarried woman and Kimberly Thompson, an unmarried woman, as joint tenants with right of survivorship, of record in Instrument No. 20150401-0028045, in the Register's Office of Davidson County, Tennessee, dated March 27, 2015 and recorded on April 01, 2015.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THIRTEEN, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 661.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, BRADFORD HILLS, as recorded in Plat Book 7900, Page 6.
Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170 and Book 9227, Page 681.
Easement for Sanitary Sewer, recorded in Book 9988, Page 919.
Easement for Water Main, recorded in Book 9988, Page 923.
Charter for Bradford Hills Homeowners' Association, Inc. recorded as Book 8071, Page 520.
By Laws for Bradford Hills Homeowners' Association, Inc. recorded as Book 8071, Page 531, as

amended in Instrument No. 20230831-0068146 and Instrument No. 20241112-0088004.
Common Open Space Deed recorded as Book 9779, Page 672.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2805 Call Hill Rd, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Effective the 21 day of April, 2026.

German Perez Vargas

Diana Marcela Perez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 21 day of April, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 12-7-29

WILLIAMSON COUNTY
KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-COM-26-2005