Karen Johnson Davidson County
Batch# 1425203 DEEDWARR
05/26/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260526-0047754

WARRANTY DEED

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 21ST DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeannette Salas	Jeannette Salas	164-06-0B-166.00-CO
(NAME)	(NAME)	
751 Bradburn Village Way	751 Bradburn Village Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Brittany Claire Diffenderfer n/k/a Brittany Claire Barker and Jeffery Scott Krug, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jeannette Salas, an unmarried woman**, 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:

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

Being all of Unit No. 166, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, 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 20180924-0094137, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Brittany Claire Diffenderfer, married woman by Warranty Deed from Ole South Properties, INC., A Tennessee Corporation of record in Instrument No. 20191010-0103925 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 10, 2019. Brittany Claire Diffenderfer having since divorced and restored her maiden name to Brittany Claire Barker. see Final Decree of Divorce Docket No. 19D1346 in the Fourth Circuit for Davidson County, Tennessee. Brittany Claire Diffender and Brittany Claire Barker are one and the same person. Jeffery Scott Krug joins in this conveyance as the husband of Brittany Claire Barker.

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 ☒ 751 Bradburn Village Way, Antioch, TN 37013
(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 21st day of May, 2026.

Brittany Claire Diffenderfer n/k/a Brittany Claire Barker

Jeffery Scott Krug

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brittany Claire Diffenderfer n/k/a Brittany Claire Barker and Jeffery Scott Krug, 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 21st day of May, 2026.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 May 21, 2026.

Affiant Signature

5/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026