This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9336-BG

Karen Johnson Davidson County
Batch # 1440608 DEEDWARR
06/30/2026 01:29:31 PM 2 pgs
Fees: $13.00 Taxes: $973.10
20260630-0059105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 24th day of June, 2026.

Notary Public
My Commission Expires: 5/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Antoinette Edmonds 701 Bradburn Village Way Antioch, TN 37013	Lower, LLC 5950 Symphony Woods Rd Columbia, MD 21044	164 06 0B 240.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rajo, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Antoinette Edmonds, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 142 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 Rajo, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Houston E. Hill, Married, of record in Instrument No. 20240222-0012104, in the Register's Office of Davidson County, Tennessee, dated February 21, 2024 and recorded on February 22, 2024.

This is ☐ improved or ☐ unimproved property located at: **701 Bradburn Village Way, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2026.

GRANTOR:

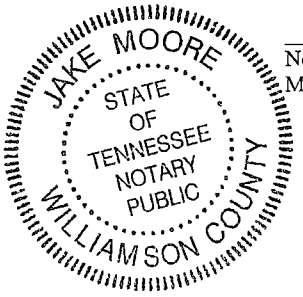
Rajo, LLC, a Tennessee Limited Liability Company

By:_____
Sudi A. Nur, Sole Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sudi A. Nur, Sole Managing Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Managing Member of Rajo, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of June, 2026.



_____
Notary Public
My Commission expires: 9-21-26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-BR-26-701