WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

José E. García
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29 (AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1445897
07/14/2026 11:31:11 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDQC
2 pgs

20260714-0063440

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose Enrique Garcia and Jeanett Carol Scales	**NewRez, LLC**	
(NAME) **6113 Bradford Hills Dr**	(NAME) **1100 Virginia Drive**	**172 12 0B 237.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Fort Washington, PA 19034**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOPHIE LOREAN ARWOOD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE ENRIQUE GARCIA AND JEANETT CAROL SCALES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 297, SECTION 10, (ERRONEOUSLY REFERRED TO AS SECTION 2 IN DEED OF ACQUISITION) BRADFORD HILLS, as shown on Plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 495, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sophia Lorean Arwood, an Unmarried Woman, by Warranty Deed from Sharita L. Madison, unmarried of record in Instrument No. 20140226-0016400, in the Register's Office of Davidson County, Tennessee, dated February 21, 2014, and recorded on February 26, 2014.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 10, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 495 and Surveyor's Certificate of Correction to Open Space Areas recorded in Book 9219, Page 115.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRADFORD HILLS, as recorded in Book 7900, Page 6.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 8885, Page 517.
- Charter for Bradford Hills Homeowners Association, Inc. recorded in Book 8071, Page 520.
- Bylaws for Bradford Hills Homeowners' Association, Inc., recorded in Book 8071, Page 531and amendment recorded in Instrument No. 20230831-0068146 and Instrument No. 20241112-0088004.
- Common Open Space Deed recorded as Record Book 9779, Page 672.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6113 Bradford Hills Dr, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 10th DAY OF JULY, 2026.

Sophie Lorean Arwood

Sophie Lorean Arwood

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOPHIE LOREAN ARWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2026.

W. Brad Lehman

Notary Public
My Commission Expires: 06/09/2028
(SEAL)

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212