RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-40074-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1448979 DEEDWARR
07/20/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.53
20260720-0065075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of JULY, 2026

NOTARY PUBLIC

My commission expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Angie Dinora Rodriguez 1003 Bradburn Village Dr Antioch, TN 37013	Same address as new owner	164-06-0D-241-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED AND 00/100 Dollars ($286,900.00) 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, **JOHANA P. MIRET RODRIGUEZ, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANGIE DINORA RODRIGUEZ, UNMARRIED, SOLE OWNER,** 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 all of Unit No. 241, on the plan of The Townhomes of Bradburn Village, Phase 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 20070817-0098536; and further supplemented of record in Instrument No. 20121 109-0103798 and Instrument No. 20210329-0041050; and amended of record in Instrument No. 20210412-0047996, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Johana P Miret Rodriguez, a Married woman, joined by her spouse Luis Jose Trujillo Perez, by Warranty Deed from Ole South Properties, Inc. A Tennessee Corporation dated September 15, 2021, and recorded September 24, 2021, in Instrument No. 20210924-0128267, said Register's Office.

Being the same property conveyed to Johana P. Miret Rodriguez from Luis Jose Trujillo Perez by Quitclaim Deed dated June 5th, 2026 of record in Instrument No. 20260609-0051877 in the Office of the Davidson County Register of Deeds.

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: 1003 Bradburn Village Drive, 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/OUR HANDS, this 15th day of July, 2026

GRANTOR(S)

Johana P. Miret Rodriguez

Johana P. Miret Rodriguez

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and seal, this the 15th day of JULY, 2026.

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 7/15/26.

Affiant Signature – Joshua A. Terry

7/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27