Karen Johnson Davidson County
Batch# 1451619 DEEDWARR
07/27/2026 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260727-0067828

**WARRANTY DEED**

JOHN HINTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-04-2028

File No. EB-26-3095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin Anderson and Tiffany Anderson | **New Owner** | |
| (NAME) | (NAME) | 172-12-0B-239.00-CO |
| 6121 Bradford Hills Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alberto Graham Gonzales and Paige Marie Gonzales, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Anderson and Tiffany Anderson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6, as amended in Book 7900, Page 495 and corrected in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Alberto Graham Gonzales and Paige Marie Gonzales, husband and wife by Warranty Deed from Sylwaski Germaine Owens and wife, Crystal Owens of record in Instrument No. 20230201-0007497 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 01, 2023.**

**This is property more commonly known as 6121 Bradford Hills Dr, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 24th day of July, 2026.

Alberto Graham Gonzales

Paige Marie Gonzales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 2026, before me personally appeared Alberto Graham Gonzales and Paige Marie Gonzales, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2026.

Notary Signature
My commission expires:



**Tennessee Certification of Electronic Document**

I, Emilee Barrett, 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 **7/24/26** (date of document).

Emilee Barrett
Affiant Signature

**7/24/26**
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **July**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

