Karen Johnson Davidson County
Batch# 1452488 DEEDWARR
07/29/2026 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20260729-0069778

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3046

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29 day of July, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael David Harrison and Shelby Lynn Hadnot 3009 Bromley Way Antioch, TN 37013	Cardinal Financial Company, Limited Partnership PO Box 961292 Fort Worth, TX 76161-0292	149-15-0A-379.00

WARRANTY DEED

FOR AND IN 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,

Tiffany Villagomez F/K/A Tiffany Hipolito, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael David Harrison, an unmarried man, and Shelby Lynn Hadnot, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 84 on the Plan of Phase Four, Cambridge Forest, R15 Residential P.U.D. of record in Plat at Instrument Number 20020813-0098017, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Opendoor Property J LLC, a Delaware Limited Liability Company to Tiffany Hipolito, a married woman, recorded

December 11, 2019, as Instrument No. 20191211-0127665 in Davidson County, Tennessee Register of Deeds.

Genaro Lucas Villagomez, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

This was not the marital primary residence of former spouse, Miguel Angel Hipolito. See Final Divorce Decree filed of record in Docket No. 20D818, in the Fourth Circuit Court of Davidson County, Tennessee. Tiffany Hipolito has since remarried and is now known as Tiffany Villagomez.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3009 Bromley Way, Antioch, TN 37013

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 so 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.

Dated this the 23rd day of July, 2026.

Tiffany Villagomez

STATE OF Florida
COUNTY OF Pinellas

On this 23rd day of July, 2026, before me personally appeared Tiffany Villagomez, 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 23rd day of July, 2026.

Notary Signature **Sheon Stevens, Notary Public**
My commission expires: 5-14-2028

SHEON STEVENS
MY COMMISSION EXPIRES
05-14-2028
NOTARY
PUBLIC
COMM. # HH 483146
STATE OF FLORIDA

Physical Presence or
Online Notarization
Personally Known
Produced Identification
Identification Type: FLDL-1000

Dated this the 23 day of July, 2026.

Genaro Lucas Villagomez

STATE OF Georgia
COUNTY OF Cobb

On this 23rd day of July, 2026, before me personally appeared Genaro Lucas Villagomez, 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 23rd day of July, 2026.

Notary Signature
My commission expires: December 12, 2026

RUTH E SCOTT
Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026

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 7/23/26.

Affiant Signature – Joshua A. Terry

7/29/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/29/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27