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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755043** Karen Johnson Davidson County Batch # 1453261 DEEDWARR 08/03/2026 12:38:35 PM 2 pgs Fees: $13.00 Taxes: $2,072.00 20260803-0071203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Tara Bradford Affiant Subscribed and sworn to before me, this 30th day of July, 2026. Notary Public My Commission Expires: 10/21/2028 KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Wade Austin Bradford and Tara Rochelle Bradford 2000 Saint Joseph Lane Nashville TN 37218	Send Tax Bills To: The Loan Store Inc 6340 N Campbell Ave #100 Tucson, AZ 85718	Tax Information: Tax Parcel ID No. 070 02 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Garza and Edgar Garza, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wade Austin Bradford and Tara Rochelle Bradford, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled PETRE PLACE, of record in Plat Book 2083, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Garza and Edgar Garza, wife and husband, by Warranty Deed from Johnny Willis, married, of record in Instrument No. 20160519-0050229 in the Register's Office of Davidson County, Tennessee, dated May 17, 2016 and recorded on May 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PETRE PLACE, as recorded in Plat Book 2083, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2294, Page 217.

This is improved property located at 2000 Saint Joseph Lane Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of July, 2026.

Monica Garza

Edgar Garza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monica Garza and Edgar Garza, 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, at office, this 30th day of July, 2026.

Notary Public
My Commission Expires: _____

