Karen Johnson Davidson County
Batch# 1465232 DEEDWARR
08/31/2026 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,181.41
20260831-0080126

Name and Address of New Owner:
David Bradley
244 Warrior Road
Madison, TN, 37115

Send Tax Bills To:
New homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 043-15-0-260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nestor Montiel Aragon, and Wendy Morales Reyes**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Bradley, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 130 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 130 fronts 60 feet on the southerly margin of Warrior Road and extends back 181.19 feet on the easterly line and 192.89 feet on the westerly line to a dead line in the rear measuring 40.33 feet thereon.

Being the same property conveyed to Nestor Montiel Aragon and wife, Wendy Morales Reyes, by Warranty Deed from Larry Dale Thomas, dated 03/10/2023 and recorded on 03/10/2023, of record in Instrument Number 20230310-0017634, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All

visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 244 Warrior Road, Madison, TN, 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of August, 2026.

_____(SEAL)
Nestor Montiel Aragon

_____(SEAL)
Wendy Morales Reyes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of August, 2026, before me personally appeared Nestor Montiel Aragon and Wendy Morales Reyes, 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 August, 2026.

_____
Notary Signature
My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

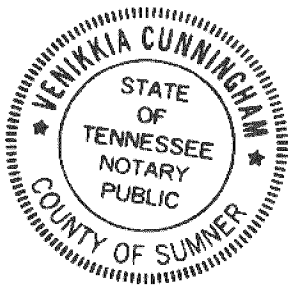
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 24th day of August, 2026.

Notary Signature
My commission expires: 09/27/2026



Certificate of Authenticity

I, Tiffany Pollard, 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 August 24, 2026.

Affiant Signature

August 24, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of August, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

