Karen Johnson Davidson County
Batch# 1470566 DEEDWARR
09/09/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $564.25
20260909-0083629

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9782-KP

STATE OF ~~TENNESSEE~~ CONNECTICUT
COUNTY OF HARTFORD
The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

Affiant
Subscribed and sworn to before me, this the 1st day of September, 2026.

KAY-DENE Q. JONES
NOTARY PUBLIC
State of Connecticut
My Commission Expires Dec. 31, 2029

Notary Public
My Commission Expires: 12/31/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Bodian 36 Fairfield Road Enfield, CT 06082	CrossCountry Mortgage LLC 2160 Superior Avenue Cleveland, OH 44114	147 07 0B 023.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alfonso Ortuno Cadena,** a married man (individually and/or collectively, "Grantor"), transfer and convey unto **Joshua Bodian, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. E-23 (erroneously stated as Unit E-3 in previous deed), on the Plan of WOODLEA PLACE TOWNHOUSES of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alfonso Ortuno Cadena, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, of record in Instrument No. 20260504-0039630, in the Register's Office of Davidson County, Tennessee, dated January 13, 2026 and recorded on May 04, 2026.

Being the same property conveyed to Jennifer Schafer, by Warranty Deed from Parker McCracken, single, of record in Instrument No. 20220421-0046403, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 21, 2022.

This is improved property located at: **4958 Edmondson Pike, #23, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 1st day of September, 2026.

GRANTOR:

Alfonso Ortuno Cadena

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alfonso Ortuno Cadena, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2026.

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Notary Public
My Commission expires: _____

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/1/2026 (date of document).

Emma Howard
Affiant Signature

9/1/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL