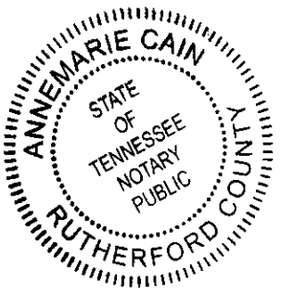
Karen Y Johnson Davidson County
Batch# 153379 **DEEDWARR**
10/23/2018 10:28:36 AM 5 pgs
Fees: $28.00 Taxes: $481.00

20181023-0104853



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

Karen Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of October, 2018.

Annemarie Cain
NOTARY PUBLIC

My commission expires: 1.18.22

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Russell E. Stevenson	New Owner	10709002800
(NAME)	(NAME)	
905 Patricia Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $130,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Raul Regalado-Cano, Administrator of the Estate of Efrain R. Cano and Raul Regalado-Cano, Irma Yolanda Regalado-Cano, Carlos Regalado-Cano and Javier Regalado-Cano, heirs at law of the Estate of Efrain R. Cano** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Russell E. Stevenson, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Map of Patricia Heights Subdivision, section I, as of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 177.2 feet along a curve on the westerly margin of Patricia Drive and extends back between lines 198.3 feet on the northerly line and 116.1 feet on the southerly line, to a broken line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Efrain R. Cano by deed from Clifford Gibson and wife, Ruby B. Gibson, dated September 22, 1997 and recorded in Book 10621, Page 629, Register's Office for Davidson County, Tennessee. Efrain R. Cano having since died on March 23, 2015. Per Case No. 16P2030, in the Probate Court for Davidson County, Tennessee, Raul Regalado-Cano was appointed administrator of the Estate of Efrain R. Cano. Said property was vested in Raul Regalado-Cano, Irma Yolanda Regalado-Cano, Carlos Regalado-Cano and Javier Regalado-Cano, the heirs at law of Efrain R. Cano. See Affidavits of Heirship of record in Instrument No 20181023-0104850, Instrument No 20181023-0104951 and Instrument No 20181023-0104952, said Register's Office.

This property is __unimproved _X_improved property known as: 905 Patricia Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness my hand this 18TH day of October, 2018.

Estate of Efrain R. Cano

BY: _____
Raul Regalado-Cano, Administrator

_____
Raul Regalado-Cano

STATE OF TEXAS
COUNTY OF CAMERON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raul Regalado-Cano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Administrator of the Estate of Efrain R. Cano, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18TH day of October, 2018.

_____
Notary Public
My Commission Expires: 1/23/2021

RAQUEL MORENO
Notary Public, State of Texas
Comm. Expires 01-23-2021
Notary ID 12221348

STATE OF TEXAS
COUNTY OF CAMERON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raul Regalado-Cano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18TH day of October, 2018.

_____
Notary Public
My Commission Expires: 1/23/2021

RAQUEL MORENO
Notary Public, State of Texas
Comm. Expires 01-23-2021
Notary ID 12221348

Witness my hand this 18 day of October, 2018.

Irma Yolanda Regalado-Cano

STATE OF Arkansas
COUNTY OF Faulkner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irma Yolanda Regalado-Cano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of October, 2018.

Notary Public
My Commission Expires: 09/22/25

ANGELICA SUMMERS
Comm. Exp. 09-22-2025
NOTARY PUBLIC
Comm. No. 12695478
FAULKNER COUNTY, ARKANSAS

Witness my hand this 18TH day of October, 2018.

Carlos Regalado-Cano

STATE OF TEXAS
COUNTY OF CAMERON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos Regalado-Cano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18TH day of October, 2018.

Raquel Moreno
Notary Public
My Commission Expires: 1/23/2021

RAQUEL MORENO
Notary Public, State of Texas
Comm. Expires 01-23-2021
Notary ID 12221348

Witness my hand this 16 day of October, 2018.

Javier Regalado-Cano

STATE OF Arkansas
COUNTY OF Faulkner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Javier Regalado-Cano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of October, 2018.

Notary Public
My Commission Expires: 9/22/25

ANGELICA SUMMERS
Comm. Exp. 09-22-2025
NOTARY PUBLIC
Comm. No. 12695476
FAULKNER COUNTY, ARKANSAS

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122