THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829828

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $467,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 471672 DEEDWARR
09/08/2020 12:45:28 PM 2 pgs
Fees: $13.00 Taxes: $1,727.90
20200908-0101996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Marrero and Caroll Marrero 5153 Ravens Glen Nashville TN 37211	New Owner	Tax Parcel ID No. 172-14-0B-215.00 CO

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, **Kieran J. Cloonan, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Marrero and Caroll Marrero, husband and wife**, ("Grantees"), their 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) 215, as shown on the map entitled Revision 2 of Winfield Park, Phase 1, Section 2, of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIERAN J. CLOONAN and JOSEPH K. CLOONAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from DELORIS ANN BURKE, of record in Instrument No. 20130513-0048172 , dated May 9, 2013 , said Register's Office.

Joseph K. Cloonan having since died on June 22, 2019 and his interest in said property having transferred to Kieran J. Cloonan upon his death.

Said property was never the marital residence of Kieran J. Cloonan.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 172-14-0B-215.00 CO.

Matters shown on the Plan of record in Instrument No . 20000225-0018480, as revised as Instrument No. 20010313-0024087 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11113, page 691, Instrument No. 20001211-0122000, as corrected as Instrument No. 20020520-0061426, said Register's Office.

By-Laws of record in Instrument No. 20160211-0013422, said Register's Office.

Ingress/Egress Easement of record in Book 5552, page 857 , said Register's Office.

Easement Agreement of record in Book 11124, page 852, said Register's Office.

Easement of record in Book 11628, page 204, said Register's Office.

This is improved property located at 5153 Ravens Glen Nashville TN 37211

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 4th day of September, 2020.

Kieran J. Cloonan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kieran J. Cloonan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021