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

CRT File No. 210233099

Karen Johnson Davidson County
Batch# 571692 DEEDWARR
02/10/2021 10:38:08 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210210-0018928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

KB
Affiant

Subscribed and sworn to before me, this 5th day of February, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Darci Darnell Bolenbaugh and Kyle Bolenbaugh 906 Oak Street Nashville TN 37216	New Owner	Tax Parcel ID No. 061 15 0 288.00

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, **Daniel John Cadenas and Margot Beth Cadenas, as Trustees of the Cadenas Revocable Living Trust, dated August 4, 2017 as amended by the First Amendment to the Trust dated March 27, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darci Darnell Bolenbaugh and Kyle Bolenbaugh, wife and husband** ("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 No. 44 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 144.88 feet on the Westerly side of Baxter Street and runs back 225 feet on the Southerly line and 226.3 feet on the Northerly line, with the Southerly margin of Oak Street, to the Easterly line of Lot No. 65, measuring 121 feet thereon.

Included in the above description, but expressly excluded therefrom, is that part of the property conveyed to John D. Simpson, Sr. and wife, by Deed from Guy R. Burgett and wife, of record in Book 3071, Page 579, said Register's Office, described as follows:

Beginning at a point in the Southwest corner of Baxter Avenue and Oak Street, thence in a generally Westerly direction 153.8 feet to a point; thence in a generally Southerly direction 127.9 feet to a point; thence in a generally Easterly direction 150 feet to a point in the Westerly margin of Baxter Avenue; thence in a generally Northerly direction with the West margin of Baxter Avenue 144.8 feet to the point of beginning.

Being the same property conveyed to Daniel John Cadenas and Margot Beth Cadenas, as Trustees of the Cadenas Revocable Living Trust, dated August 4, 2017, by Quitclaim Deed from Daniel J. Cadenas and Margot B. Cadenas, husband and wife, of record in Instrument No. 20190402-0029443, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019 and recorded on April 02, 2019.

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.

County of Davidson taxes for the year 2021 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 Maplewood Home Tract, as recorded in Plat Book 421, Page(s) 174.

This is improved property located at 906 Oak Street Nashville TN 37216

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 5th day of February, 2021.

Daniel John Cadenas, Trustee

Daniel John Cadenas, Trustee

Margot Beth Cadenas, Trustee

Margot Beth Cadenas, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel John Cadenas and Margot Beth Cadenas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees the Cadenas Revocable Living Trust, dated August 4, 2017 as amended by the First Amendment to the Trust dated March 27, 2019 the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of February, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022