Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 210132582

Karen Johnson Davidson County
Batch# 580687 **DEEDWARR**
03/01/2021 12:08:49 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20210301-0025463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $397,000.00.

Rebecca Lee King Rowland
Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nelson Dagoberto Canales 4812 E Longdale Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147 01 0 269.00

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, **Rebecca Lee King Rowland, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nelson Dagoberto Canales, unmarried**, ("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. 142 on the Plan of Section One (Revised), Caldwell Hall, as shown by plat and survey of record in Plat Book 2900, Pages 57-59, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Lee King, unmarried, by Warranty Deed from Billy N. Dyer, unmarried, of record in Instrument No. 20141114-0105134, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014, and recorded on November 14, 2014. Rebecca Lee King is n/k/a Rebecca Lee King Rowland. William Guy Rowland joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as Spouse of Rebecca Lee King Rowland.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One (Revised), Caldwell Hall, as recorded in Plat Book 2900, Page(s) 57-59.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2929, Page 117, as amended in Book 2997, Page 93.

This is improved property located at 4812 E Longdale Drive 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 26th day of February, 2021.

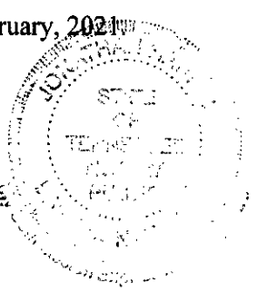
Rebecca Lee King Rowland
Rebecca Lee King Rowland

William Guy Rowland
by Rebecca Lee King Rowland
William Guy Rowland by Rebecca Lee King Rowland as Attorney-in-fact
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Lee King Rowland, 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, and who further acknowledged that she is the Attorney-in-Fact for William Guy Rowland and that she is authorized by William Guy Rowland to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of February, 2021.



Notary Public
My Commission Expires: _____