Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3905

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

MG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of February, 2021

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Roeber 1736 Pecan Street Nashville, TN 37208	NEW OWNER	081-02-4C-002.00-CO

Karen Johnson Davidson County
Batch# 581569 DEEDWARR
03/02/2021 12:58:38 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20210302-0026618

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ana Maria Arce Vega, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Roeber

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1734 Pecan Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171221-0130234, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cole Woodworks, LLC, a Tennessee Limited Liability Company by Warranty deed from Strategic Options International, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171204-0123497 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded

on December 04, 2017. (Value or consideration as shown in aforementioned deed $140,000.00.)

Being the same property conveyed to Ana Maria Arce Vega, an unmarried woman by Warranty deed from Cole Woodworks LLC, a Tennessee limited liability company of record in Instrument No. 20190206-0011401 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 06, 2019. (Value of consideration shown in aforementioned deed $333,900.00.)

Being also known as 1736 Pecan Street B Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1736 Pecan Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

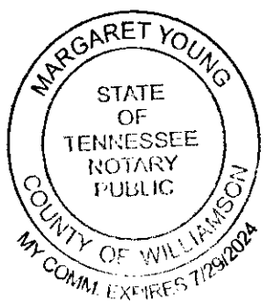
Dated this the 26th day of February, 2021.

Ana Maria Arce Vega

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ana Maria Arce Vega** 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 at Brentwood, Tennessee this 26th day of February, 2021.



Notary Public
My Commission Expires: _____