WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

W-SB-FB-21-317-321

Karen Johnson Davidson County
Batch# 630851 **DEEDWARR**
05/06/2021 03:31:07 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20210506-0061302

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Aidee Pena Martinez and Juan Arnoldo Cruz	**New Owner**	
(NAME)	(NAME)	
317 & 321 Gallatin Ave		**042-16-0-208.00** **042-16-0-209.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MCCANLESS, JR. AND WIFE, MARGARET P. MCCANLESS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIA AIDEE PENA MARTINEZ AND JUAN ARNOLDO CRUZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PARCEL ONE:
A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 1 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows: BEGINNING at a railroad spike in the easterly margin of Gallatin Pike (U.S. Hwy. 31-E), a corner to the property conveyed to Thomas E. Stewart, Trustee, by deed of record in Book 11489, page 136, Register=s Office for Davidson County, Tennessee (Map 42-16, Parcel 210); thence, with said margin of said Pike North 12 degrees 32 minutes 01 seconds East 34.09 feet to a point; thence, leaving Gallatin Pike South 82 degrees 02 minutes 56 seconds East 15.92 feet to a point; thence, South 84 degrees 44 minutes 56 seconds East 49.00 feet to a point; thence, South 80 degrees 05 minutes 56 seconds East 34.00 feet to an iron pin; thence, South 10 degrees 58 minutes 04 seconds West 31.30 feet to an iron pin; thence, North 84 degrees 16 minutes 04 seconds West 125.00 feet to the point of beginning and containing 3,295 square feet, more or less. The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

PARCEL TWO:
A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 2 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows: BEGINNING at an iron pin in the easterly margin of Gallatin Pike (U. S. Hwy. 31-E), a corner to the property conveyed to Antonia Arce and Everado Santiago filed for record in Instrument No. 20070907-0107625, Register=s Office for Davidson County, Tennessee; thence leaving Gallatin Pike with the line of Antonia Arce, et al, South 82 degrees 13 minutes 57 seconds East 100.00 feet to an iron pin (new); thence, North 09 degrees 04 minutes 00 seconds East 12.00 feet to an iron pin (new); thence, South 81 degrees 45 minutes 14 seconds East 111.13 feet to an iron pin (new); thence, South 05 degrees 50 minutes 04 seconds West 166.87 feet to an iron pin (new); in the line of the property conveyed to Thomas E. Stewart, Trustee, in Instrument No. 20020305-0027328, Register=s Office for Davidson County, Tennessee; thence with the line of Stewart, North 86 degrees 13 minutes 06 seconds West 106.53 feet to an iron pin (new); thence, North 12 degrees 41 minutes 43 seconds East 70.70 feet to an iron pin (new); thence, North 84 degrees 16 minutes 04 seconds West 25.00 feet to an iron pin; thence, North 10 degrees 58 minutes 04 seconds East 31.30 feet to an iron pin; thence, North 80 degrees 05 minutes 56 seconds West 34.00 feet to an iron pin; thence, North 84 degrees 34 minutes 56 seconds West 49.00 feet to a point; thence, North 82 degrees 02 minutes 56 seconds West 15.92 feet to a railroad spike in the easterly margin of Gallatin Pike; thence with the margin of said Pike, North 12 degrees 32 minutes 01 second 97.45 feet to the point of beginning and containing 25,207 square feet, more or less.The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

Being the same property conveyed to James McCanless, Jr. and wife, Margaret P. McCanless by Warranty

Deed from Stanley Ray Thomas of record in Instrument No. 20100308-0017532 Register's Office for Davidson County, Tennessee, dated February 23, 2010 and recorded on March 8, 2010.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 70, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3340, Page 284, Book 4203, page 218, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6715, Page 944; as affected by Order of record in Instrument No. 20210205-0017252, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **317 & 321 Gallatin Ave, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2021.

James McCanless, Jr.

Margaret P. McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MCCANLESS, JR. and MARGARET P. MCCANLESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212