Karen Johnson Davidson County
Batch# 669002 DEEDWARR
07/01/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210701-0088924

STATE OF Tennessee )
COUNTY OF Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Marane Mezquita
AFFIANT

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

NOTARY PUBLIC
My Commission expires:

JACQUELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2024 DAVIDSON COUNTY

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21040061

Address of New Owner
Camaren Daniel
4329 Cato Road
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
058-00-0-047.00

# Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Myrtle Ann Ankenbauer, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Camaren Daniel, a single woman** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being described according to a survey made by L. C. Petty, Surveyor, March 8, 1977, described as follows:

Beginning on the westerly margin of Cato Road at the northeast corner of the Fred C. Shadowens property as of record in Book 3816, Page 493, Register's Office for said County; thence with said Shadowens northern boundary line North 87 degrees 02 minutes West 706 feet, more or less, to an iron stake; thence North 4 degrees 32 minutes East 244.64 feet to an iron stake; thence South 88 degrees 10 minutes East 525 feet, more or less, to the westerly margin of Cato Road; thence with the margin of said Road southeasterly 302.3 feet to the beginning.

Being the same property conveyed to John T. Ankenbauer and wife, Mary W. Ankenbauer, by Warranty Deed from Curry S. Williams and wife, Rebecca C. Williams, dated 06/17/1977 and recorded on 06/20/1977 at Book 5161, Page 461, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John T. Ankenbauer, a single person, by Quitclaim Deed from Mary W. Ankenbauer dated 06/10/1997 and recorded on 07/07/1997 at Book 10519, Page 271, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John T. Ankenbauer and wife, Myrtle Ann Ankenbauer, by Quitclaim Deed from John T. Ankenbauer dated 04/09/2003 and recorded on 04/22/2003 in Instrument No. 20030422-0052557, Register's Office for Davidson County, Tennessee. John T. Ankenbauer having since died on or about 03/11/2012 leaving Myrtle Ann Ankenbauer the surviving tenant by the entirety.

This is property generally located:
4329 Cato Road, Nashville, TN 37218

**SUBJECT TO THE FOLLOWING:**

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement for Creek Channel as set out by instrument of record in Book 2544, Page 440, Register's Office for Davidson County, Tennessee.
3. Subject to the right of way of Cato Road.

**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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Myrtle Ann Ankenbauer** has/have caused this instrument to be executed, this the 29 day of June, 2021.

Myrtle Ann Ankenbauer
**Myrtle Ann Ankenbauer**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Myrtle Ann Ankenbauer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of June, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
CHEATHAM COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

# True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

