Karen Johnson Davidson County
Batch# 689452 DEEDWARR
08/03/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20210803-0104330

WARRANTY DEED

MEGAN TUPPEST
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edna Cano	New Owner	136050A08700CO
(NAME)	(NAME)	
3101 Demetros Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven Michael Weiler and wife, Carol Ruth Weiler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edna Cano,** 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 Lot No. 44 as shown on the Bayview Estates, Phase Six (a Planned Unit Development) of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Steven Michael Weiler and wife, Carol Ruth Weiler by deed dated August 21, 2002 from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., of record in Instrument No. 20020823-0102091, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3101 Demetros Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness ~~my/our~~ hands this 23rd day of July, 2021.

Steven Michael Weiler

Carol Ruth Weiler

State of Tennessee
County of Davidson

On this 23rd day of July, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Steven Michael Weiler and Carol Ruth Weiler, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 23rd day of July, 2021.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 21-Cano

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/21.

Affiant Signature

7/30/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON