Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 853500 DEEDWARR
05/11/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20220511-0053851

WARRANTY DEED

Effective as of **1st day of April, 2022,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ruth Ines Perez de Canedo** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Maverick Rose LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sebastian Canedo by Warranty Deed of record in Instrument No. 20050627-0073675, in the Register's Office of Davidson County, Tennessee. The said Sebastian Canedo having died intestate on or around January 22, 2013. The Grantor herein being heir at law of the said Sebastian Canaedo, as evidenced by Affidavits of Heirship of record in Instrument No. 20220419-0044695 and No. 20220419-0044696, in the Register's Office of Davidson, County, Tennessee.

Being the same property conveyed to Ruth Ines Perez de Canedo by Quit Claim Deed of record in Instrument No. 20220503-0051095, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in ~~Davidson~~ Williamson County, State of Tennessee on this the 31st day of March, 2022

GRANTOR:

Ruth Ines Perez de Canedo

STATE OF Tennessee
COUNTY OF Williamson

On this 31st day of March, 2022, before me personally appeared Ruth Ines Perez de Canedo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2022.

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Notary Signature
My commission expires: 11-03-2025

New Owner Name and Address to: Maverick Rose LLC 4932 Aquatic Road Nashville, TN 37211 Property Address: 4932 Aquatic Road Nashville, TN 37211 Mail tax bills to: Maverick Rose LLC 4932 Aquatic Road Nashville, TN 37211 Parcel I.D. Numbers: 147 16 0 015.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 277,500.00 AFFIANT Subscribed and sworn to before me this 1 day of April, 2022 NOTARY PUBLIC Commission expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 April 1, 2022 (date of document).

Affiant Signature

5/3/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of May, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

