Karen Johnson Davidson County
Batch# 957116 DEEDWARR
01/03/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20230103-0000260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-CT-22-9033

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)
Isamary Cantero Perez	New Owner	
(NAME) **9033 Ristau Drive**	(NAME) 9033 Ristau Dr.	**182-06-0A-387-00-CO**
(ADDRESS) **Antioch, TN 37013-3978**	(ADDRESS) Antioch, TN 37013	
(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, **BENJAMIN K. MCDANIEL, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAMARY CANTERO PEREZ, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot(s) 324, as shown on the map entitled Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record as Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin K. McDaniel, Single Man, by Warranty Deed from Brendan Ganley and Tiffany Ganley, Husband and Wife, of record in Instrument No. 20170410-0034694, Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 10, 2017. Benjamin K. McDaniel, having since married. His spouse, Erin Johnson McDaniel joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070516-0058484, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Hills Homeowners Association with By-Laws appended thereto, of record in Instrument Number 20020116-0006750, and as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Old Hickory Hills Homeowners Association, Inc., Rules and Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Sewer & Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions of the Rights of adjoining owners of record in Book 6013, Page 187, said Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 11190, Page 65, said Register's Office.
- Subject to the rights of others in and to the cemetery as set forth in the deed of record in Instrument No. 20011023-0115382, said Register's Office, and the rights of ingress and egress thereto.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9033 Ristau Drive, Antioch, Tennessee 37013-3978**.

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 DECEMBER, 2022.

Benjamin K. McDaniel

Erin Johnson McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN K. MCDANIEL, the within named bargainor, 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.

Witness my hand and official seal, this the 30th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN JOHNSON MCDANIEL, the within named bargainor, 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.

Witness my hand and official seal, this the 30th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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

Certificate of Authenticity

I, Holly A. Mason, 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 ~~January~~ December 30, 2023. 22

Affiant Signature

1/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026