WARRANTY DEED

Karen Johnson Davidson County
Batch# 977453 DEEDWARR
03/06/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230306-0015949

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon	Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon	Parcel ID: 119 12 0 014.00
(NAME) 4145 Highlander Ct	(NAME) 4145 Highlander Ct	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Roger Paul Freeman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon,** a married couple, 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. 6 on the Map of Battlewood Subdivison, Section One, as of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, and shown on a copy of a survey thereof made by Solon E. Davis, dated October 4, 1950, and described as follows:

Said Lot No. 6 is described as beginning at a point in the northerly margin of Glencliff Road, the common corner of Lots 6 and 7; thence with the line between said lots northerly 181.68 feet to a corner of Lot No. 5; thence with the line between Lots 5 and 6 westerly 156.05 feet to the easterly margin of Thomson Lane; thence with the margin of the same southerly 139.23 feet to the beginning of a curve; thence around said curve southeasterly 38.49 feet to the northerly margin of Glencliff Road; thence with the margin of said road, easterly, passing an iron pin at 79.16 feet, in all 105.89 feet to the beginning.

Excluded from the land hereby conveyed is land described in condemnation judgment recording in Deed Book 3954, page 558 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mike Freeman and wife, Jackie Freeman from Freeman Photographers, Inc., by its President, Mike Freeman by Warranty Deed dated November 13, 1991 and recorded on January 3, 1992 in Book 8521, Page 747, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Roger Paul Freeman from Mike Freeman and wife, Jackie Freeman by Quitclaim Deed dated July 21, 2016 and recorded on July 25, 2016 in Instrument No. 20160725-0076369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2900 Glencliff Rd , Nashville , TN 37211

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 our hands this 2nd day of March, 2023.

Roger Paul Freeman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Roger Paul Freeman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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

March 2, 2023

Date

Tonya Loftin

Affiant Signature

March 6, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of March, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)