THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343932** Karen Johnson Davidson County Batch# 983579 DEEDWARR 03/23/2023 10:07:55 AM 2 pgs Fees: $13.00 Taxes: $839.90 20230323-0021036	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Affiant Subscribed and sworn to before me, this 22nd day of March, 2023. Notary Public My Commission Expires ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Peter Noble and Angelica Noble 3238 Kings Lane Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 09 0 113.00

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 of which is hereby acknowledged, **Keanna De La Cruz, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Noble and Angelica Noble, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Haynes Estates - Section 3, as of record in Book 4175, Page 80, 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 Dorothy M. Dowlen, Unmarried, by Warranty Deed from Curtis L. Gardner et ux Deborah M. Gardner, of record in Book 7298, Page 779, in the Register's Office of Davidson County, Tennessee, dated July 13, 1987 and recorded on July 16, 1987. The said Dorothy M. Dowlen having died testate on February 02, 2014.

Being the same property devised to Keanna Dowlen-Barnes, by the Last Will and Testament of Dorothy M. Dowlen, as shown in Case No. 14P386, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated September 04, 1998 and filed for record on March 10, 2014. Keanna Dowlen-Barnes is n/k/a Keanna De La Cruz and is a/k/a Keanna Dowlen/Barnes. Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Haynes Estates, as recorded in Plat Book 4175, Page(s) 80.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4356, Page 971.

This is improved property located at 3238 Kings Lane Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2023.

Keanna De La Cruz

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keanna De La Cruz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2023.

Notary Public
My Commission Expires: FEB 2 2025

Michael D. Lindquist

