THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344088**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,276,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2023. Notary Public My Commission Expires: 3/9/2027

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 993217 DEEDWARR
04/18/2023 03 02 09 PM 2 pgs
Fees $13 00 Taxes $4,721 20

20230418-0028556

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Kathryn Dettwiller 4309 Colorado Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-256.00

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, **Michael G. Perez and Dana R. Perez, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ann Kathryn Dettwiller**, ("Grantee"), her 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 the Easterly part of the Northerly Part of Block No. 30 of the Map of A Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Block No. 30 fronts 63 feet on the Southerly side of Colorado Avenue, formerly 9th Avenue, and runs back 160 feet on the Westerly Line and 161 feet, more or less, on the Easterly Line to an Alley and Measures 33 feet thereon, the Westerly Line of said property being 63 feet East of the Easterly margin of 44th Avenue North, formerly 3rd Street.

Being the same property conveyed to MICHAEL G. PEREZ and DANA R. PEREZ, HUSBAND AND WIFE, by deed from RADIUS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160628-0065617 , dated June 24, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-04-0-256.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

This is improved property located at 4309 Colorado Avenue Nashville TN 37209

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GR-23-4309

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 14th day of April, 2023

Michael G Perez

Dana R. Perez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael G. Perez and Dana R Perez, 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 14th day of April, 2023

Notary Public

My Commission Expires. _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026