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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 230845702**<br><br>Karen Johnson Davidson County<br>Batch# 1051764 DEEDWARR<br>09/19/2023 01:05:30 PM 3 pgs<br>Fees: $18.00 Taxes: $5,180.00<br>20230919-0073608 | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ ) Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this ~~15th~~ 19th day of September, 2023.<br><br>Notary Public<br>My Commission Expires: 03/01/2025<br><br>JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Elizabeth A Canis<br>2010 West End Ave, Apt 2104<br>Nashville, TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117-04-0-228.00 |

**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, **Domestic Builders, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth A Canis, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A lot or parcel of land on Cedar Lane in Davidson County, Tennessee described as follows:

Beginning at an iron pin on the Northerly margin of Cedar Lane at the Southwest corner of Lot No. 79 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, Thence Northwardly 160 feet to an iron pin, in the Southerly margin of an alley, the Northwest corner of said Lot No. 79; thence with said alley Westwardly 74 feet 6 inches to an iron pin, W.S. Walker's Northeast corner thence with his line Southwardly 165 feet to an iron pin in the Northerly margin of Cedar Lane, thence with same Eastwardly 91 feet to the beginning, Register's Office for said County.

Being the same property conveyed to Domestic Builders, LLC, a Tennessee limited liability company by Warranty Deed from Robert Michael Hall, II, married of record in Instrument No. 20220628-0074102 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 28, 2022.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20230412-0026793, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Dwelling, Detached of record in Instrument Number 20230525-0039507, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1806 Cedar Lane Nashville TN 37212

**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 15th day of September, 2023.

Domestic Builders LLC

BY: Sole member
Tanner Rollins, Sole Member

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanner Rollins, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole member of Domestic Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole member.

Witness my hand, at office, this 15th day of September, 2023.

Notary Public
My Commission Expires: 5/7/2024



Certificate of Authenticity

I, China Hendrix, 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 9/15/23.

Date

China H

Affiant Signature

9/15/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

