THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049206**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $414,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2024. Notary Public My Commission Expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Karen Johnson Davidson County
Batch# 1208940 DEEDWARR
11/27/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20241127-0093017

WARRANTY DEED

Address New Owner: Gilberto Diaz and Nancy Diaz 1044 Blairfield Dr Antioch TN 37014	Send Tax Bills To: SAME AS NEW BUYER	Tax Information: Tax Parcel ID No. 174-11-0A-011.00-CO

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, **Benjamin Alan Grove, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Diaz and Gilberto Diaz, wife and husband**, ("Grantees"), their 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. 11 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase One of record in Plat at Instrument No. 20000825-0083988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Alan Grove, a single male by Warranty Deed from Sandra Sevier Boulton, unmarried of record in Instrument No. 20140509-0039691 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 09, 2014.

Katelyn Grove joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Benjamin Alan Grove.

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 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000825-0083988, 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 Cane Ridge Farms, with By-Laws of Cane Ridge Farms Homeowners Association, Inc. appended thereto, of record in Instrument 20000905-0087103, as amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20041102-0131848, and Instrument No. 20100526-0040558 with Assignment of Declarant Rights of record in Instrument No. 20120524-0045182 and Variance in Instrument No. 20120604-0048269 and Instrument No. 20060112-0004819, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument Number 20000905-0087103, in the Register's Office for Davidson County, Tennessee.
Charter for Cane Ridge Farms Homeowners Association of record in Instrument Number 20010815-0088360 and Instrument No. 20041210-0147105, in the Register's Office for Davidson County, Tennessee.
Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
Easement for Transmission Lines of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
Easement for utilities of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
Easement for Sewer Lines of record in Instrument Number 20020219-0020923, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention of record in Instrument Number 20050825-0101604 and Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee.
Easement for Cable of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Roadway Turn-Around of record in Instrument Number 20110518-0037952, in the Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment of record in Instrument Number 20060719-0087192, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Drainage easement of record in Instrument Number 20010300-1072141, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1044 Blairfield Dr Antioch TN 37014

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, Grantors have executed this instrument on this 21st day of November, 2024.

Benjamin Alan Grove

Katelyn Grove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Alan Grove and Katelyn Grove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 21, 24 (date of document).

Jennifer L. Pennell

Nov 27, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of Nov, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

