Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
0 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000 00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2024

Notary Public
My Commission Expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
Commission Expires 08-07-2028

Karen Johnson
Batch # 1221916
12/31/2024 10.16 45 AM
Fees $13 00 Taxes $1,110 00
20241231-0101411

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Maria Matinez and Enzo L. Canaca-Rodriguez 4145 Highlander Ct Nashville, TN 37013	New Owner	Tax Parcel ID No 119-16-0-030.00

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, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maria Matinez and Enzo L. Canaca-Rodriguez, 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(s) 122, as shown on the map entitled Battlewood Subdivision, Section 2, of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to GREEN HILLS LAND COMPANY, LLC, by deed from BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK N.A , AS TRUSTEE MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES 2007-RP3, of record in Instrument No. 20090708-0063769, dated July 7, 2009, said Register's Office

GREEN HILLS LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, further conveyed a portion to SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20140129-0007921, dated January 23, 2014, said Register's Office

Being the same property conveyed to ROBERT WALSH by Quitclaim Deed from SONA LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20241231-0101469, said Register's Office

Said property was never 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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 119-16-0-030 00.

Matters shown on the Plan of record in Plat Book 1835, pages 95 and 96, said Register's Office

This is improved property located at 733 Wildview Drive Nashville TN 37211

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 27th day of December, 2024

Robert Walsh by Shira Kingrey, his Attorney-in-Fact

Robert Walsh by Shira Kingrey, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert Walsh and that she is authorized by Robert Walsh to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of December, 2024

J Anderson

Notary Public



My Commission Expires: _____