THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8285-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF March, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1252677 DEEDWARR
03/27/2025 02:31:28 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20250327-0023129

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben James Cleary	Canopy Mortgage, LLC	
2108 June Drive	360 Technology Court, Ste. 200	095-01-0-033.00
Nashville, TN 37214	Lindon, Utah 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rebecca H Baltz, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben James Cleary, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being further described as follows:

Being Lot No. 32 on the map of Donelson Hills, as of record in Book 2331, page 22 and 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Said Lot No. 32 fronts 100 feet on the north side of June Drive and runs back 152 feet on the west line and 154.6 feet on the east line, to a dead line in the rear measuring 100 feet.

Being the same property conveyed to Douglas M. Baltz, Jr. and wife, Rebecca H. Baltz by Warranty Deed from Betty B. Millraney, unmarried of record in Book 9471, page 718, Register's Office for Davidson County, Tennessee, dated September 20, 1994 and recorded on September 22, 1994.

Said Douglas M. Baltz, Jr. having deceased on or about August 26, 2018, vesting Rebecca H. Baltz as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2108 June Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21 day of March, 2025.

Rebecca H. Baltz
Rebecca H Baltz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca H Baltz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of March, 2025.

My Commission expires: Nov 8 2027

R. L. Moore
Notary Public

TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON