RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250300020

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257155 DEEDWARR
04/07/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250407-0026239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Canto and Rachel Canto **920 Todd Preis Dr.** **Nashville, TN 37221**	**New Owner**	**142-05-0D-014.00 CO**

FOR AND IN 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, WE,

James Russell Haselton, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Enrique Canto and Rachel Canto, Husband and Wife

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 Unit No. C-402, together with Carport designated as C-402C, in River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, as shown on the Plan of Phase One, Section Four, River Plantation, a Horizontal Property Regime, of record in Book 4860, pages 17 through 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument Number 20050128-0010626, Instrument Number 20050602-0062760 and Instrument Number 20210707-0091247, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Phase One, Section Four, Condominium Apartments, contained in the Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument Number 20050128-0010626, Instrument Number 20050602-0062760 and Instrument Number 20210707-0091247, and By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to James Russell Haselton, unmarried, by Warranty Deed from Jennifer A. Warchus n/k/a Jennifer A. Roa, married, dated 2/25/2005 and recorded 3/7/2005 in Instrument No. 20050307-0024972, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **920 Todd Preis Dr., Nashville, TN 37221**
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 4th day of April, 2025.

James Russell Haselton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Russell Haselton the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2025.

Commission Expires: 11-21-2027

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/4/25 (date of document).

Emilee Barrett
Affiant Signature

4/7/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

