Karen Johnson Davidson County
Batch# 1296787 DEEDWARR
07/11/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250711-0054662

WARRANTY DEED

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/21/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Patrick Carr	New Owner	
(NAME)	(NAME)	076090A00900CO
205 Caneel Cove		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(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, **Joanne Aronis, Trustee of The Joanne Aronis Trust dated December 24, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Evan Patrick Carr**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 9 on the Final Plat of Chandler Grove of record in Book 7900, Page 976, amended in Book 7900, Page 802 and as corrected by Surveyor's Correction of record in Book 9942, Page 837 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 Joanne Aronis Trust dated December 24, 2018, by virtue of that certain Warranty Deed dated August 10, 2021, and being of record at Instrument No. 20210811-0108144 in the Register's Office of Davidson County, Tennessee.
Joanne Aronis Trust dated December 24, 2018

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 205 Caneel Cv Hermitage, TN 37076
(unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of July, 2025.

Joanne Aronis Trustee of the Joanne Aronis Trust dated December 24, 2018

By: Joanne Aronis Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joanne Aronis Trustee of the Joanne Aronis Trust dated December 24, 2018,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged thatshe executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Christina M. Tejas, 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 July 10, 2025.

Date July 10, 2025

Christina M Tejas

Affiant Signature

7/10/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10 day of July, 2025.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY