THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250851880** Karen Johnson Davidson County Batch# 1316865 DEEDWARR 09/02/2025 10:04:30 AM 3 pgs Fees: $18.00 Taxes: $2,867.50 20250902-0069839	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford (RP)) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2025. Notary Public My Commission Expires: 8/21/27 KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Canas and Elaine Betts Canas 1308 Robert E. Lee Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-16-0-042.00

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, **Matt Wright and Christy Wright, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Canas and Elaine Betts Canas, husband and wife**, ("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. 198 on the Plan of Hearthstone, Phase 4 of record in Plat Book 5200, Page (s) 547 and 548, 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 Matt Wright and Christy Wright, husband and wife by Warranty Deed from Michael W. Woodward and Beverly H. Woodward, husband and wife of record in Instrument No. 20130619-0062582 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 19, 2013.

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 in Plat Book 5200, Page 547, as amended in Book 6252, Page 422 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7053, Page 982, 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.

Restrictions of record in Book 5409, Page 485; Book 5479, Page 422; Book 6140, Page 75 and Book 6140, Page 81, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 5512, Page 169, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5820 Fireside Drive Brentwood TN 37027

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 29th day of August, 2025.

Matt Wright

Christy Wright

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Wright and Christy Wright, 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 29th day of August, 2025.

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/29/2025 (date of document).

Affiant Signature

8/29/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL