Karen Johnson Davidson County
Batch# 1347948 DEEDWARR
11/19/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20251119-0092227

This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-7621-KP

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2025.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allan C. Chiasson and Janna Perryman Chiasson 801 Inverness Avenue, Apt. C4 Nashville, TN 37204	New Owner	118 02 0C 044.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Elaine S. Canas and Richard L. Canas, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Allan C. Chiasson and Janna Perryman Chiasson, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-4 as specified on the Plat shown in the Master Deed, on the Plan of VILLAGE SOUTH CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101. et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard L. Canas and wife, Elaine S. Canas, by Quitclaim Deed from Frank A. Canas, unmarried, of record in Instrument No. 20171219-0129206, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017, and recorded on December 19, 2017.

Being the same property conveyed to Frank A. Canas, unmarried and Richard L. Canas and wife, Elaine S. Canas, by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, of record in Instrument No. 20080417-0038763, in the Register's Office of Davidson County, Tennessee, dated April 15, 2008, and recorded on April 17, 2008.

This is improved property located at: **801 Inverness Avenue, Apt. C4, Nashville, TN 37204.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantors executed this instrument on this 14th day of November, 2025.

GRANTOR:

Elaine S. Canas

Richard L. Canas

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elaine S. Canas and Richard L. Canas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/3/26

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 11/18/2025 (date of document).

Affiant Signature

11/18/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL