Prepared by:
Record and Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251253068

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2025.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-07-2026

Karen Johnson Davidson County
Batch # 1365069 DEEDWARR
01/05/2026 11:17:34 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260105-0000266

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Enzo Canaca and Maria Martinez 3077 Bromley Way Antioch TN 37013	New Owner	Tax Parcel ID No. 149-15-0A-393.00 CO

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, **Omar Eduardo Garner Velasquez, married** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Enzo Leomir Canaca Rodriguez & Maria D Martinez Rolon, 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(s) 101, as shown on the map entitled Phase Ten Cambridge Forest, of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OMAR EDUARDO GARNER VELASQUEZ, by deed from DANCO DEVELOPMENT INC., D/B/A FRA, of record in Instrument No. 20131104-0114039, dated October 29, 2013, said Register's Office.

Maria Flores joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 149-15-0A-393.00 CO.

Easement(s) of record in Book 1147, page 148, Book 1207, page 529 and Instrument No. 20151204-0122188, said Register's Office.

Deed of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6881, page 320, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7453, page 445, said Register's Office.

Stormwater Detention Agreement(s) of record in Book 7632, page 962, Book 10805, page 497, Instrument No. 20020813-0098017 and as Instrument No. 20020308-0029654, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20070103-0001061, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10332, page 1, amended in Book 10774, page 723, Instrument No. 20061208-0152145, and Instrument No. 20190314-0023576, said Register's Office.

By-Laws of record in Instrument No. 20020221-0022798, said Register's Office.

This is improved property located at 3077 Bromley Way Antioch TN 37013

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, Grantor has executed this instrument on this 31st day of December, 2025.

Omar Eduardo Garner Velasquez

STATE OF Texas)

COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Omar Eduardo Garner Velasquez ~~and Maria Flores~~ 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 31st day of December, 2025.

Alma E Duran

Notary Public

My Commission Expires: 2/22/29

ALMA E. DURAN
Notary Public, State of Texas
Comm. Expires 02-22-2029
Notary ID 4648536

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2025.

Maria Flores

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Omar Eduardo Garner Velasquez~~ and Maria Flores, 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 31st day of December, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028