THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353767** Karen Johnson Davidson County Batch # 1396487 DEEDWARR 03/24/2026 09:57:31 AM 2 pgs Fees: $13.00 Taxes: $1,369.00 20260324-0023228	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2026. Notary Public My Commission Expires: 04/12/2029 ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2029

WARRANTY DEED

Address New Owner: Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon 4145 Highlander Court Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162 13 0 220.00

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, **Elsie Judith Patino Teran, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Enzo L. Canaca Rodriguez and Maria D. Martinez Rolon, husband and wife**, ("Grantees"), its 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. 4 on the plan of SECTION TWO-D, MONTE CARLO, of record in Plat Book 4955, Page 87, Register's Office for said County.

Said Lot No. 4, which is a corner lot, fronts 79.77 feet on the Easterly margin of Cedarview Drive and fronts 105.0 feet on the Southerly margin of an unnamed street, said frontages being joined by a curve having a length of 36.77 feet, and extends back 140.01 feet on the Easterly line and 149.60 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Elsie Judith Patino Teran, a married woman, by Quitclaim Deed from Victor Perdomo Sanchez, a married man, of record in Instrument No. 20260109-0002055, in the Register's Office of Davidson County, Tennessee, dated January 8, 2026 and recorded on January 09, 2026.

Being the same property conveyed to Elsie Judith Patino Teran and Victor Perdomo Sanchez, wife and husband, by Warranty Deed from Michael Wayne Hiter, a single person, of record in Instrument No. 20200615-0061454, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 15, 2020.

Victor Perdomo Sanchez joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above-described property as spouse of Elsie Judith Patino Teran.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO-D, MONTE CARLO, as recorded in Plat Book 4955, Page(s) 87.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 255A Cedarview Drive 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 23rd day of March, 2026.

Elsie Judith Patino Teran

Victor Perdomo Sanchez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elsie Judith Patino Teran and Victor Perdomo Sanchez, 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 23rd day of March, 2026.

Notary Public
My Commission Expires: _____

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