Karen Johnson Davidson County
Batch # 1432801 DEEDWARR
06/11/2026 02:24:12 PM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20260611-0053148

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me on June 8, 2026.<br><br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: |
|---|---|
| File No.: 2026-0302 | |

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Fronda T. Alley<br>4920 Danby Drive<br>Nashville, TN 37211 | New Owner | 147-05-0-203.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY R. CANTWELL AND CAROLYN W. CANTWELL**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **FRONDA T. ALLEY**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59, as shown on the map entitled Caldwell Country Estates Section One, of record in Plat Book 2663, Pages 68 and 69, 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 JEFFREY R. CANTWELL AND CAROLYN W. CANTWELL (erroneously referred to as Carrolyn W. Cantwell), HUSBAND AND WIFE, by deed from WILLIAM E. DONLON AND WIFE, NANCY C. DONLON , of record in Instrument No. 20120702-0057697, dated June 27, 2012, said Register's Office.

The said, Carolyn W. Cantwell, is one and the same person as Carrolyn W. Cantwell.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4920 Danby Drive, Nashville, TN 37211.

**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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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** our hands on June 8, 2026.

**Grantor:**

**Jeffrey R Cantwell**

**Carolyn W Cantwell**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jeffrey R. Cantwell and Carolyn W. Cantwell, the within named bargainors, 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 8th day of June, 2026.

Notary Public

My Commission Expires:

My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY