WARRANTY DEED

Karen Johnson Davidson County
Batch# 793423 **DEEDWARR**
01/20/2022 11:03:39 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20220120-0007677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2023
(AFFIX SEAL)

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-122670

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Graham Harvey	Mary Graham Harvey	118-02-1K-205.00-CO
(NAME)	(NAME)	
2407 8th Ave S 205	2407 8th Ave S 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
DONOVAN PAUL CABALLERO AND TAMELA ELIZABETH CABALLERO, TRUSTEES OF THE CABALLERO LIVING TRUST DATED FEBRUARY 08, 2018, AND AMENDMENTS THERETO,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MARY GRAHAM HARVEY, A SINGLE PERSON
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 205 Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a sub unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Residences and Eighth South Mixed-Use Condominium as stated in said Master Declarations. The

easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-use Condominium, the property, co-owners and tenants, the plat filed as Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Donovan P. Caballero and Tamela E. Caballero, husband and wife by Warranty deed from Eighth South, LLC of record in Instrument No. 20170925-0098100 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on September 25, 2017. (Value of consideration shown in aforementioned deed $297,500.00.)

Being the same property conveyed to Donovan Paul Caballero and Tamela Elizabeth Caballero, Trustees of the Caballero Living Trust dated February 08, 2018, and amendments thereto by Quitclaim deed from Donovan P. Caballero and Tamela E. Caballero, husband and wife of record in Instrument No. 20180322-0027014 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018. (Value of consideration shown in aforementioned deed $10.00.)

Being also known as 2407 8th Ave ~~S 205 205~~ Unit 205 Nashville, Tennessee 37204.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2022, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 2407 8th Ave S 205, Nashville, TN 37204
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 this 19th day of January, 2022.

Donovan Paul Caballero and Tamela Elizabeth Caballero, Trustees of the Caballero Living Trust dated February 08, 2018, and amendments thereto

BY: Tamela E Caballero
Tamela E. Caballero

BY: Donovan P Caballero
Donovan P. Caballero

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of January, 20 22, before me personally appeared Donovan Paul Caballero and Tamela Elizabeth Caballero, Trustees of the Caballero Living Trust dated February 08, 2018, and amendments thereto, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public

Printed Name: Steven P. Disser

My Commission Expires: 03/03/2025

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON