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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220440450

Karen Johnson Davidson County
Batch# 841704 DEEDWARR
04/19/2022 12:00:40 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20220419-0044947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $223,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2022.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Caballero 515 Lakebrink Court Nashville TN 37214	New Owner	Tax Parcel ID No. 096-16-0A-108.00-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, **Jacob Chacon, an unmarried man, and and Inez Marie Caballero, an unmarried woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Maria Caballero, unmarried** ("Grantee"), her 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. 98 on the Plan of Larchwood, Phase One-G, Section Four, Planned Unit Development, Private Element Condominiums of record in Plat Book 11190, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Chacon, an unmarried man, and Inez Marie Caballero, an unmarried woman by Special Warranty deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20211012-0137316 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on October 12, 2021.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 11190, Page 5, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6299, Page 152, re-recorded in Book 6301, Page 82, as amended in Book 6391, Page 449, Book 8032, Page 432, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 6299, Page 166, re-recorded in Book 6301, Page 96, and amended in Book 6391, Page 459 and Book 6873, Page 939, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 515 Lakebrink Court Nashville TN 37214

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, Grantors have executed this instrument on this 15th day of April, 2022.

Jacob Chacon

Inez Marie Caballero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Chacon and Inez Marie Caballero, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2022.

Notary Public
My Commission Expires: _____

