Karen Johnson Davidson County
Batch# 1021164 DEEDQC
06/30/2023 08 58 48 AM 3 pgs
Fees $17 00 Taxes $0 00
20230630-0049987

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

RICARDO CABALLO, AFFIANT

Subscribed and sworn to before me, this 23rd day of June 2023.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RICARDO CABALLO and MELISSA CORE CABALLO, CO-TRUSTEES 5836 Cloverland Drive Brentwood, TN 37027	New Owner	Map and Parcel No.: 1714000200

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Ricardo Caballo and Melissa Core Caballo, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Ricardo Caballo and Melissa Core Caballo, Co-Trustees of the Caballo Joint Revocable Trust, created September 7, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5836 Cloverland Drive, Brentwood, Tennessee 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Section Nine, Cloverland Acres, as shown on plat of record in Plan Book 4955, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ricardo Caballo and Melissa Core, husband and wife, from Salvador Caballo by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20190911-0091753.

The said Melissa Core and Melissa Core Caballo being one and the same person.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23rd day of June 2023.

Ricardo Caballo, Grantor

Melissa Core Caballo, Grantor

STATE OF TENNESSEE)

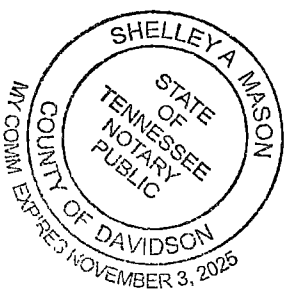
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ricardo Caballo**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of June 2023.

Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Melissa Core Caballo**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of June 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

