THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230645005**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2023. Notary Public My Commission Expires: 05.21.2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY

Karen Johnson Davidson County
Batch# 1024183 DEEDWARR
07/10/2023 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230710-0052466

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
McCabe Arbor LLC 618 B Ries Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-05-0S-002.00-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, **Alec Estrada and Kelsey Estrada f/k/a Kelsey Birsic, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **McCabe Arbor LLC, a Delaware limited liability company** ("Grantee"), 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 618 Ries Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201612090129633, and being shown on Plat attached thereto as Exhibit "B", 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 Alec Estrada, a single man and Kelsey Birsic, a single woman, as joint tenants with right of survivorship by Warranty deed from Oak Valley Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20180323-0027444 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 23, 2018.

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 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 123, 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 Instrument Number 20161209-0129633, 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.

Charter of record in Instrument Number 201612090129632 and 20170106-0001731 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 618B Ries Avenue Nashville TN 37209

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 warrant this instrument is effective as of the 5th day of July, 2023.

Alec Estrada

Kelsey Estrada

STATE OF Utah)
COUNTY OF Salt Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alec Estrada and Kelsey Estrada, 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 30th day of June, 2023.

Notary Public
My Commission Expires: 9/11/25

CONNIE L HOLMES
Notary Public - State of Utah
Comm. No. 719501
My Commission Expires on
Sep 11, 2025

Certificate of Authenticity

I, Hollylay, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2023.

Date

Hollylay

Affiant Signature

7/3/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

WD

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

