Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031577 DEEDWARR
07/27/2023 10 43 27 AM 2 pgs
Fees. $13 00 Taxes $6,563 80

20230727-0057956

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,774,000.00

Affiant

Subscribed and sworn to me on July 21st, 2023

NOTARY PUBLIC

My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(Todd A Bricker, Atty)
330 Commerce Street, Suite 110. Nashville, TN 37201
Our File #36480

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Cullen Caballero and Ann Caballero 1000 Norfleet Dr Nashville, TN 37220	NEW OWNER	145-12-005 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin D. Estes and Alice M. Estes, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Cullen Caballero and Ann Caballero, husband and wife**, hereinafter called **"GRANTEES,"** their 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, 44 on the Plan of Lakeview Manor of record in Plat Book 2133, pages 39-41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Kevin D Estes and wife, Alice M Estes, by Warranty Deed from Celeste Wyatt Martin, Douglas Lloyd Wyatt, Eugene Griffith Wyatt, III and Philip Winston Wyatt, dated December 16, 2005 and recorded December 19, 2005 as Instrument No 20051219-0151775, Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following (i) all property taxes and assessments, (ii) restrictions, conditions, reservations, covenants, and easements of record, (iii) public rights of way, utility, and drainage easements, (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record, (vi) and health department regulations that may affect the property

BEING ☐ **unimproved** ☒ **improved property known as:**

1000 Norfleet Drive, Nashville, TN 37220

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES 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 assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 my/our hand(s) this 21 day of July, 2023

Kevin D. Estes

Alice M. Estes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin D Estes and Alice M Estes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal, this 21 day of July, 2023

Susan E. Gorman
NOTARY PUBLIC

My Commission Expires 3/9/2027

