THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231246447

Karen Johnson Davidson County
Batch # 1094175 DEEDWARR
01/25/2024 03:12:22 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20240125-0005252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2024.

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9-8-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Hernandez Becerra and Talarin Kukeaw 2478 Nashboro Blvd Nashville TN 37217	New Owner	Tax Parcel ID No. 135 12 0E 239.00

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, **Michael P. Fallos Revocable Trust dated September 16, 2022,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Hernandez Becerra and Talarin Kukeaw, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Parcel A: Land in Davidson County, Tennessee, being Unit No. 239, on the Plan of Tract #21 of Nashboro Village of record in Book 4660, Page 159, as amended on the Horizontal Property Regime, Private Element, for Nashboro-Fairway Pointe, as recorded in the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Fallos Private Property Investments, Inc., a Tennessee Corporation, by Quitclaim Deed from Michael P. Fallos AKA Michael F. Fallos, AKA Mike Fallos, of record in Instrument No. 20120504-0038753, in the Register's Office of Davidson, Tennessee, dated April 30, 2012 and recorded on May 04, 2012.

All the shares of Fallos Private Property Investments, Inc., a Tennessee corporation having been assigned and/or transferred to Michal P. Fallos, Trustee of the Michael P. Fallos Revocable Trust on September 16, 2022. The said Michael Fallos passed away on September 26, 2023, leaving Regina B. Fallos as the Successor Trustee of the Michael P. Fallos Revocable Trust.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract #21 of Nashboro Village, as recorded in Plat Book 4660, Page(s) 159.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Nashboro - Fairway Pointe, as recorded in Instrument No. 20020710-0083054.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro - Fairway Pointe, as recorded in Instrument No. 20020820-0100664.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14; Book 11703, Page 520; being amended in Instrument No. 20000316-0027171; Consent to DCCR's recorded in Instrument No. 20010322-0027768, further amended in Instrument No. 20031118-0168332; Instrument No. 20050222-0018814; Parking Rules recorded in Instrument No. 20091105-0102438; Revised Parking Rules recorded in Instrument No. 20110923-0073937; Instrument No. 20190313- 0023223; Instrument No. 20190626-0062010 and Rule Regarding De-Icing Sidewalks and Driveways recorded in Instrument No. 20190313-023224.

Easement for Overhead Line, recorded in Book 4815, Page 425.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8870, Page 887 and Book 8870, Page 932.

Easement for Open Space, Appurtenant and Golf Path, recorded in Book 10110, Page 854.

Easement for Cable Television, recorded in Instrument No. 20001012-0101575.

Easement recorded in Book 4254, page 410; Book 4460, Page 149-151; Book 4815, Page 425; Book 4868, Page 74 and Book 10110-854.

Lease for Laundry Facilities recorded in Book 10690, Page 327.

License to Use Fitness Center and Swimming Pools recorded in Instrument No. 20020507-0056329.

This is improved property located at 2478 Nashboro Blvd Nashville TN 37217

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, Grantor has executed this instrument on this 12th day of January, 2024.

Michael P. Fallos Revocable Trust

BY: Regina B. Fallos Trustee

Regina B. Fallos, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regina B. Fallos, 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 and who further acknowledged that she is the Successor Trustee of the Michael P. Fallos Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of January, 2024.

Nathan L Powers

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024