Karen Johnson Davidson County
Batch# 1325876 DEEDWARR
09/23/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $895.40
20250923-0075965

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38860-08-2025	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $242,000.00. Affiant Subscribed and sworn to before me this 23rd day of September, 2025. Notary Public My Commission Expires: 10-11-28

COUNTY OF BEDFORD STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nickolas Hayden Carvalho 719 Albar Drive Nashville, TN 37221	Shelter Home Mortgage, LLC 3350 Northlake Parkway Suite 21M Atlanta, GA 30345	Map and Parcel No.: 142 09 0A 064.00

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, George M. Staley, a widower, as sole devisee under the Last Will and Testament of Elizabeth Moore Staley, of record in Docket No. 24P2329 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nickolas Hayden Carvalho, an unmarried person ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 719 Albar Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 23rd day of September, 2025.

GRANTOR:
George M. Staley III
AKA George (Joey) Staley
BY: Samuel Davidson as his Attorney in Fact
George M. Staley III
AKA George (Joey) Staley
BY: Samuel Davidson, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Davidson, 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, and who further acknowledged that he is the Attorney-in-Fact for George M. Staley III AKA George (Joey) Staley, and he is authorized by George M. Staley III AKA George (Joey) Staley to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of September, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Located in Davidson County, Tennessee, being Unit No. 51-B on the plan of Doral Country Villas Condominiums, Section 3, as of record in Plat Book 5050, Page 48, Register's Office of Davidson County, Tennessee, and as established by Master Deed Establishing a Horizontal Property Regime of Doral Country Villas Section I filed in Book 5011, Page 395 and as amended in Book 5119, Page 749 (adding Phase 3), Book 5124, Page 167, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to Elizabeth Carolyn Moore by Warranty Deed from Lorene K. Kohlan, single, of record in Instrument No. 20080416-0038369, in the Register's Office of Davidson County, Tennessee, dated April 11, 2008, and recorded on April 16, 2008. The said Elizabeth Carolyn Moore died on July 2, 2023. Pursuant to Last Will and Testament of Elizabeth Moore Staley of record in Docket No. 24P2329 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, also recorded in Instrument No. 20241216-0097347, Register's Office for Davidson County, Tennessee, the subject property was devised to George M. Staley.

George M. Staley, George M. Staley III, and George (Joey) Staley being one and the same person.

See General Durable Power of Attorney executed by George (Joey) Staley to Samuel Davidson of record in Instrument No. _____202509230075964_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE DORAL COUNTRY VILLA, as recorded in Plat Book 5050, Page(s) 48.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Doral Country Villas, a Condominium of record in Book 5011, Page 395, and as amended in Book 5119, Page 749, Book 5124, Page 167, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626 and Fines recorded in Instrument No. 20151130-0120647; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Charter for Doral Country Villas Homeowners Association recorded as Book 5220, Page 112.

CERTIFICATION OF AUTHENTICITY

I, Jennifer Stacey, do hereby make oath that I am a licensed attorney and/or 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 9/23/2025.

JS Stacey
Affiant
Date:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 23rd day of Sept., 2025

Notary Public

My Commission Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025