WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1332424 DEEDWARR 10/09/2025 03:48:30 PM 3 pgs Fees: $18.00 Taxes: $1,850.00 20251009-0080950	
File No. SG-25-11179	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Gerardo Caballero Hernandez	Same as new owner	
(NAME) 2045 Nora Lane	(NAME)	085-04-0-011.00
(ADDRESS) Nashville, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Virginia F. Poag, Trustee of the Virginia F. Poag 2022 Revocable Trust dated July 21, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Gerardo Caballero Hernandez, a Single Man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of the Resubdivision of Lots No. 29, 30, 31, 32, 33 and 34, Stones River Estates, Section 1, of record in Book 3842, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 52.33 feet on the easterly margin of the cul de sac at the easterly terminus of Nora Lane and extends back 163.5 feet on the northerly line and 239.7 feet on the southwesterly line to a thrice broken line in the rear, measuring 322.3 feet thereon.

Being the same property conveyed to F B Farrior, Jr and wife, Floydaline W. Farrior by Warranty Deed from Bobby A. Bass and wife, Sandra F. Bass of record in Book 6253, Page 938, Register's Office for Davidson County, Tennessee, dated March 15, 1984 and recorded on March 21, 1984.

Being the same property conveyed to The F. B. Farrior, Jr. Revocable Living Trust by Quitclaim Deed from F. B. Farrior, Jr of record in Instrument No. 20110819-0064192 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 19, 2011.

Being the same property conveyed to Virginia F. Poag by Quitclaim Deed from Virginia F. Poag, as Trustee of The F. B. Farrior, Jr. Revocable Living Trust of record in Instrument No. 20131230-0130730 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 30, 2013.

Being the same property conveyed to Virginia F. Poag, in her capacity as Trustee of the Virginia F. Poag 2022 Revocable Trust by Quitclaim Deed from Virginia F. Poag of record in Instrument No. 20220725-0084645 Register's

Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 25, 2022.

This is property more commonly known as 2045 Nora Lane, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 this 9th day of October, 2025.

Virginia F. Poag 2022 Revocable Trust dated July 21, 2022

By: Virginia Poag
Virginia F. Poag, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2025, before me personally appeared Virginia F. Poag, Trustee of the Virginia F. Poag 2022 Revocable Trust dated July 21, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/9/25 (date of document).

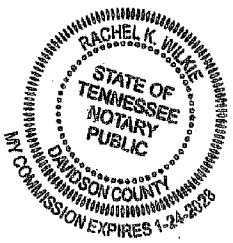
10/9/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/9, 2025.

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal