BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00** Affiant 12-12-25 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** OF **DECEMBER, 2025.** Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1358116 DEEDWARR
12/15/2025 12:00:16 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20251215-0099522

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON CABALLERO	**JP MORGAN CHASE BANK, N.A.**	**043-02-0A-127.00-CO**
(NAME)	(NAME)	
127 CEDARWOOD LANE	**P. O. BOX 78420**	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	**PHOENIX, AZ 85062-8420**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALI ALKOKA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON CABALLERO, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 127, Building G, as shown on the map entitled Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, Page 60, Clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEAN KOUKA, by deed from TRACY WOODWARD AND THANE MYERS AND LEANNA RADNEY AND DIANE WHITE, of record in Instrument No. 20111123-0091739, dated November 21, 2011, said Register's Office.

Further conveyed to ALI ALKOKA, by quitclaim deed from DEAN KOUKA, UNMARRIED, of record in Instrument No. 20131231-0131107, dated December 30, 2013, said Register's Office.

Being a part further conveyed to INNOVATIVE RESIDENTIAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ALI ALKOKA, UNMARRIED, of record in Instrument No. 20170511-0047006, dated May 11, 2017, said Register's Office.

Being a part further conveyed to ALI ALKOKA AND DEAN KOUKA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by quitclaim deed from INNOVATIVE RESIDENTIAL SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171228-0131987, dated December 28, 2017, said Register's Office.

Being a part further conveyed to ALI ALKOKA, UNMARRIED, by quitclaim deed from DEAN KOUKA, MARRIED, of record in Instrument No. 20191119-0119488, dated November 18, 2019, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 5200, Page 60 and Clarified in Book 5497, Page 800; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Book 5495, Page 661, amended in Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505, and in Instrument No. 20070802-0092060; Bylaws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, amended in Instrument No. 20070802-0092059, Instrument No. 20120921-0085950, and in Instrument No. 20140505-0037855; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **127 CEDARWOOD LANE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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; 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 hand this 12th day of December, 2025.

ALI ALKOKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ali Alkoka,** the bargainor, 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.

Witness my hand and official seal at office this 12th day of December, 2025.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public