Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1021

Karen Johnson Davidson County
Batch # 1375797 DEEDWARR
02/04/2026 01:47:27 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20260204-0007886

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Donovan Paul Caballero and Tamela Elizabeth Caballero, Trustees of the Caballero Living Trust dated February 8, 2018**, and any amendments thereto, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Carrillo and LaDawn Carrillo, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 513, The Park at Melrose Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070604-0065994, First Supplementary in Instrument No. 20070614-0071575 and Attorney's Certificate of record in Instrument No. 20070822-0100253, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as exhibit C to the aforementioned Declaration.

Being the same property conveyed to Donovan P. Caballero and wife, Tamela E. Caballero by Warranty Deed from Jordan T. Williams, married, who acquired title as Jordan L. Trotter, unmarried, and husband, Wesley Williams of record in Instrument No. 20160401-0031184, Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 01, 2016.

Being the same property conveyed to Donovan Paul Caballero and Tamela Elizabeth Caballero, Trustees of the Caballero Living Trust dated February 8, 2018, and any amendments thereto, by Quitclaim Deed from Donovan P. Caballero and wife, Tamela E. Caballero of record in Instrument No. 20180315-0024365, Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 15, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue #513, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Donald Carrillo **LaDawn Carrillo** **2310 Elliott Avenue #513** **Nashville, TN 37204**	**NEW OWNER**	**105-14-0C-035.00**

WITNESS THE EXECUTION HEREOF this 29th day of January, 2026.

Caballero Living Trust dated February 8, 2018

Donovan Paul Caballero Trustee — Tamela Elizabeth Caballero Trustee

By: Donovan Paul Caballero, Trustee — **Tamela Elizabeth Caballero, Trustee**

State of Tennessee)
County of Davidson)

On this 29th day of January, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Donovan Paul Caballero and Tamela Elizabeth Caballero, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, Caballero Living Trust dated February 8, 2018, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of the Caballero Living Trust dated February 8, 2018, as Trustees.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 510,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of January, 2026.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26