Karen Johnson Davidson County
Batch# 1379416 DEEDWARR
02/12/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,788.66
20260212-0011138

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32070-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,023,963.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026. NOTARY PUBLIC My commission expires:

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 22, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Benitez 1573 Boxwood Drive Nashville, Tennessee 37211	~~Same address as new owner~~ Karen Benitez 20 Brokenhurst Young Harris, GA. 30582	172-03-0C-035-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWENTY THREE THOUSAND NINE HUNDRED SIXTY THREE AND 00/100 Dollars ($1,023,963.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THOMAS CABELL, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KAREN BENITEZ, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 35 on the Plan of Final Plat, The Woodlands, Phase 3A, of record in Instrument #20220706-0078096, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Thomas Cabell from D&A Ventures, LLC, a Tennessee limited liability company, by Warranty Deed dated December 22, 2022 and recorded December 29, 2022 in Instrument #20221229-0133685, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20220706-0078096; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1573 Boxwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 9th day of February, 2026.

GRANTOR(S)

Thomas Cabell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Thomas Cabell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of February, 2026.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 2-9-2026 (date of document).

Jennifer Pennell

2-9-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-10, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON