WARRANTY DEED

Karen Johnson Davidson County
Batch # 1390481 DEEDWARR
03/09/2026 02:19:12 PM 3 pgs
Fees: $18.00 Taxes: $5,598.10
20260309-0018672

T-BR-26-5836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,513,000.00.

Gerald R. Wheaton
Affiant

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerald R. Wheaton	**New Owner**	
(NAME)	(NAME)	**171-04-0-002.00**
5836 Cloverland Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICARDO CABALLO AND MELISSA CORE CABALLO, CO-TRUSTEES OF THE CABALLO JOINT REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERALD R. WHEATON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the plan of Section Nine, Cloverland Acres, as shown on plat of record in Plan Book 4955, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Ricardo Caballo and Salvador Caballo by Warranty Deed from Jimmy Ray Young and wife, Caroline Young of record in Instrument No. 20140421-0032773 Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 21, 2014.

Being the same property conveyed to Ricardo Caballo and Melissa Core, husband and wife by Quitclaim Deed from Salvador Caballo of record in Instrument No. 20190911-0091753 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on September 11, 2019.

Being the same property conveyed to Ricardo Caballo and Melissa Core Caballo, Co-Trustees of the Caballo Joint Revocable Trust, created September 7, 2022 by Quitclaim Deed from Ricardo Caballo and Melissa Core Caballo, husband and wife of record in Instrument No. 20230630-0049987 Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on June 30, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4995, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5194, Page 341, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right of Way for street purposes and Right of Entry for Temporary Construction Purposes of record in Book 6590, Page 49, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20230727-0058032, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8009, Page 114, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5836 Cloverland Drive, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th DAY OF MARCH, 2026.

Caballo Joint Revocable Trust

BY: _____
Ricardo Caballo
Trustee

BY: _____
Melissa Core Caballo
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICARDO CABALLO, TRUSTEE of CABALLO JOINT REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of March, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA CORE CABALLO, TRUSTEE of CABALLO JOINT REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of March, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 March 4, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date March 4, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 4th day of March 2026.

Mattie Martin

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

