WARRANTY DEED

Karen Johnson Davidson County
Batch# 1400119 DEEDWARR
04/01/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20260401-0025848

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$214,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE March 30, 2026

Notary Public

MY COMMISSION EXPIRES : 2/25/30

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Joel Cabral	Willie Joel Cabral	096110A02900
(NAME) 329 Hickory Place	(NAME) 329 Hickory Place	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED FOURTEEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Isaac A Wilson, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willie Joel Cabral, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Apartment Unit 5-D on the Plan of Hickory Place Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re recorded in Book 6476, Page 663, amended in Book 6654, Page 910, and corrected by instruplent of record in Book 6759, Page 533, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of said Unit. Being the same property conveyed to Isaac A Wilson, a single man by deed from Michael O Kelley, an unmarried man, of record in Instrument No. 201702020011282, dated 2/2/2017, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **329 Hickory Place, Nashville, TN 37214**
(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, 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(s) this **30th day of March, 2026.**

Isaac A. Wilson

Isaac A Wilson

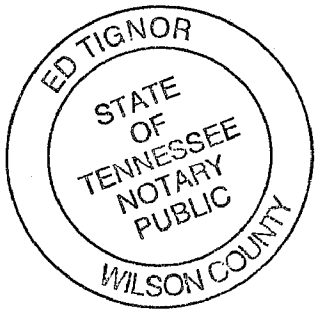
STATE OF Tennessee

COUNTY OF Wilson

On this 30th day of March, 2026, before me personally appeared Isaac A Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Isaac A Wilson.

Witness my hand at office on **30th day of March, 2026.**

Notary Public. My Commission Expires: 2/25/30



Tennessee Certification of Electronic Document

I, Ed Tignor, 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 3/30/26 (date of document).

Affiant Signature

3/30/26

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 3/30/26

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

