WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409610 DEEDWARR
04/22/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260422-0033051

File #26-TL-0805-B

REBECCA CAMPBELL (SEAL) STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/27/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manuel A. Giannoni Guzmán	SWBC Mortgage Corp.	
(NAME)	(NAME)	
805 Arbor Trace Circle	9311 San Pedro #100	**060 00 0A 030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(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,

CAM PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MANUEL A. GIANNONI GUZMÁN, A MARRIED MAN

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 Unit No. 30, together with the appurtenant interest in the common elements of MAGNOLIA EAST, a horizontal property regime established by Master Deed, of record in Instrument No. 20160726-0076751, as amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173; Instrument No. 20211101-0146117 and Instrument No. 20220420-0045958, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Declaration.

Being a portion of the same property conveyed to Cam Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Teesdale Properties, LLC, a Limited Liability Company, of record in Instrument No. 20151103-0111807, in the Register's Office of Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAM PHILLIP'S ESTATE, as recorded in Plat Book 57, Page 21.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160726- 0076751, as amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173; Instrument No. 20211101-0146117 and Instrument No. 20220420-0045958.
* Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20151016-0105367.
* Easement recorded in Instrument No. 20211105-0148423.
* Charter for Magnolia East Homeowners' Association, Inc recorded as Instrument No. 20160801- 0078835.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **805 Arbor Trace Circle, Nashville, TN 37207**.

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 20th day of April, 2026.

CAM Properties LLC, a Tennessee Limited Liability Company

By: Charles M. Talbott

Charles M. Talbott, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Charles M. Talbott, Chief Manager of CAM Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of CAM Properties LLC, the within named bargainor, a Limited Liability Company, and that such Charles M. Talbott, Chief Manager of CAM Properties LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nash., this 20th day of April, 2026.

C Loy Carney

Notary Signature

Printed Name: C. LOY CARNEY

My commission expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4/20, 2026.

Affiant
Date: April 21, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

