Karen Johnson
Batch # 1416797
05/06/2026 01:36:48 PM
Fees: $13.00 Taxes: $3,215.30
Davidson County
DEEDWARR
2 pgs
20260506-0040874

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 26035379**

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $869,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2026.

Notary Public
My Commission Expires: 7/6/26

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Saxon E. Curry<br>514 Garfield Street<br>Nashville TN 37208 | New Owner | Tax Parcel ID No.<br>081 08 4X 008.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah L. Cevallos, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saxon E. Curry, an unmarried man,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.8 on the Plan of THE ROW AT 6TH AND GARFIELD, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Row at 6th and Garfield, of record in Instrument No. 20190114-0003506, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah L. Cevallos, by Warranty Deed from Bryan Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210205-0017267, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021, and recorded on February 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190114-0003506.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171019-0107247.

Easement for Agreement for Dedication of Public Right of Way, recorded in Instrument No. 20190529-0050722.

Charter for The Row at 6th and Garfield Homeowners Association, Inc recorded as Instrument No. 20190114-0003505.

This is improved property located at 514 Garfield Street Nashville TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3 day of May, 2026.

Sarah L. Cevallos

STATE OF California )
COUNTY OF Sacramento )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah L. Cevallos, 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, at office, this 3rd day of May, 2026.

Notary Public
My Commission Expires: Jul 20, 2029

A. E. EZELI
Notary Public - California
Sacramento County
Commission # 2527765
My Comm. Expires Jul 20, 2029

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-F+C-26-514