Karen Johnson Davidson County
Batch# 1432536 DEEDWARR
06/10/2026 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20260610-0052805

WARRANTY DEED

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. KS-26-2334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 10/24/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parker P. Delaney and Jessenya M. Delaney	originPoint LLC	
(NAME)	(NAME)	
515 Lakebrink Court	1800 W Larchmont Ave, Ste 305	096-16-0A-108.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Maria Caballero, an unmarried woman, and Inez Marie Caballero, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parker P. Delaney and Jessenya M. Delaney, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 98 on the Plan of LarchWood, Phase One-G, Section Four, Planned Unit Development Private Element Condominiums of record in Plat Book 11190, Page 5, 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 Jacob Chacon, an unmarried man, and Inez Marie Caballero, an unmarried woman by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20211012-0137316 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on October 12, 2021.

Being the same property conveyed to Maria Caballero, unmarried by Warranty Deed from Jacob Chacon, an unmarried man, and Inez Marie Caballero, an unmarred woman of record in Instrument No. 20220419-0044947 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 19, 2022.

Being the same property conveyed to Maria Caballero, unmarried and Inez Marie Caballero, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Maria Caballero, unmarried of record in Instrument No. 20220425-0047262 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 25, 2022.

This is property more commonly known as 515 Lakebrink Court, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 1st day of June, 2026.

Maria Caballero

Maria Caballero

STATE OF _____
COUNTY OF _____

On this 1st day of June, 2026, before me personally appeared Maria Caballero, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2026.

See attached

_____
Notary Signature
My commission expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara }

On June 1, 2026 before me, E. Serrano, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Maria Caballero
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

E. SERRANO
Notary Public - California
Santa Barbara County
Commission # 2494484
My Comm. Expires Jul 14, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Witness my/our hand this 1st day of June, 2026.

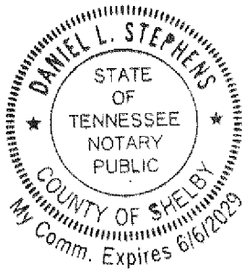
Inez Marie Caballero

STATE OF Tennessee
COUNTY OF Shelby

On this 1st day of June, 2026, before me personally appeared Inez Marie Caballero, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2026.

Notary Signature
My commission expires: 6/6/29



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 June 1, 2026.

Affiant
Date: June 10, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 10th day of June 2026

Notary Public

My Commission Expires: 6.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY