Karen Johnson Davidson County
Batch# 1440561 DEEDWARR
06/30/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260630-0059049

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00 Abigail Nulf Affiant Subscribed and sworn to before me, this 25 day of June, 2026. Notary Public My Commission Expires: 11 2 26

WARRANTY DEED

Address New Owner: Samantha Baah and Nana yaw Ohene Baah 3358 Acklen Ave. Nashville, TN 37212	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-06-0X-004-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Caitlin Cantor, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Baah and Nana yaw Ohene Baah,** _____ (collectively, "Grantee"), Grantee's successors, 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. 4, Acklen at Love, as shown in the Declaration of Covenants, Conditions and Restrictions for Acklen at Love, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170411-0035494 and amended in Instrument No. 20190219-0015072, 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 Caitlin Cantor, an unmarried woman by Deed dated June 17, 2025 from Cape May Love, LLC, a California Limited Liability Company, recorded June 18, 2025, in Instrument Number 202506180047996, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 3358 Acklen Ave, Nashville, TN 37212

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 24 day of June, 2026.

Caitlin Cantor

Caitlin Cantor

STATE OF California)
)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Caitlin Cantor**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of June, 2026.

Notary Public
My Commission Expires: June 19, 2027

ARTHUR MENDEZ II
Notary Public - California
San Diego County
Commission # 2450736
My Comm. Expires Jun 19, 2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 6/30/2026 (date of document).

Affiant Signature

6/30/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

