Karen Johnson Davidson County
Batch# 1442999 DEEDWARR
07/07/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20260707-0061190

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554549**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 25th day of June, 2026. Notary Public My Commission Expires: 12/19/28 APRIL SUMNER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES 12/19/2028

WARRANTY DEED

Address New Owner: Zachary Hutchens Jr. and Erin Hutchens 1000 Norfleet Drive Nashville TN 37220	Send Tax Bills To: Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 145 12 0 005.00

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, **Cullen Caballero, an unmarried man and Ann Caballero, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Hutchens, Jr. and Erin Hutchens, husband and wife**, ("Grantees"), its 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 Lot No. 44 on the Plan of LAKEVIEW MANOR of record in Plat Book 2133, Pages 39-41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cullen Caballero and Ann Caballero, husband and wife, by Warranty Deed from Kevin D. Estes and Alice M. Estes, husband and wife, of record in Instrument No. 20230727-0057956, in the Register's Office of Davidson County, Tennessee, dated July 21, 2023 and recorded on July 27, 2023.

Final Decree of Divorce filed in the Third Circuit Court for Davidson County, Tennessee (Case No. 25D-738)

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.

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 LAKEVIEW MANOR, as recorded in Plat Book 2133, Page(s) 39-41.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESERVED FOR FUTURE DEVELOPMENT LAKEVIEW MANOR, as recorded in Plat Book 7900, Page 15.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2270, Page 514, as amended in Book 4184, Page 204.

This is improved property located at 1000 Norfleet Drive Nashville TN 37220

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 25th day of June, 2026.

Cullen Caballero

Ann Caballero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cullen Caballero and Ann Caballero, 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 25th day of June, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 25. 2026

Affiant Signature

6th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028