SEND TAX BILLS TO:
Celeste Dubon Calvillo and
Mariana Garcia Dubon
4629 Cather Court
Nashville, TN 37214

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

NEW OWNERS:
Celeste Dubon Calvillo and
Mariana Garcia Dubon
4629 Cather Court
Nashville, TN 37214

MAP & PARCEL NO: 062-02-0B-216.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1450625 DEEDWARR
07/22/2026 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.13
20260722-0066549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 ($414,900.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Stegall aka Jason Paul Stegall and Melissa Stegall, husband and wife** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Celeste D. Dubon Calvillo, a married person, and Mariana A. Garcia Dubon, and unmarried person, with rights of survivorship ("Grantees") their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the plan of Abbington Park, Phase One - Section Five, A Planned Unit Development, as shown by plat of record in Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul Stegall and Melissa Stegall, husband and wife by Warranty Deed from Jeffery S. Sulzer and Diana Sulzer, husband and wife of record in Instrument No. 20170721-0073859 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 21, 2017.

This conveyance is subject to the following:

1. Subject to all matters shown on the Plan of record as Instrument Number 20060113-0005368, Register's Office of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, with Supplemental Addition of Phase One, Section Five, in Instrument No. 20060202-0012846, Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Instrument No. 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
4. Charter for HOA of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
5. Conveyance of Common Area and Open Space to HOA of record in Instrument No. 20060202-0012845, in the Register's Office for Davidson County, Tennessee.
6. Covenants and conditions of record in Instrument No. 200007200071648, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions of record in Instrument No. 20010402-0031520, in the Register's Office for Davidson County, Tennessee.

8. Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518, in the Register's Office for Davidson County, Tennessee.
9. Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
10. Easement for ingress and egress right of way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
11. Warranty Deed of Flowage Easement granted to USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
12. Deed of Conveyance for water and sewerage services of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
13. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, in the Register's Office for Davidson County, Tennessee.
14. Easement of record in Instrument Number 20060811-0098951, in the Register's Office for Davidson County, Tennessee.
15. Subject to rights of others in and to the common areas and/or elements.
16. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is <u>improved</u> property also known as 4629 Cather Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantees, their heirs and assigns,** forever.

GRANTORS covenant with the Grantees that Grantors are lawfully seized and possessed of said tract of land in fee simple; that Grantors have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantees, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.
Property taxes for the current year shall be prorated.
Property is not the primary residence of the Grantors.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2026 .

Melissa Stegall

Melissa Stegall

Jason Paul Stegall

Paul Stegall aka Jason Paul Stegall

202607220066549

STATE OF Florida
COUNTY OF Seminole County

Before me, the undersigned, an electronic Notary Public of the State and County aforesaid, who appeared via audio and video communication, **Melissa Stegall and Paul Stegall aka Jason Paul Stegall** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, 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. Type of Identification produced: Kentucky Driver License

Witness my hand, at office, this 17th day of July, 2026.

Notary Signature Xiomara J Giannelli
My commission expires: 07/21/2028

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 532476
Expires on July 21, 2028

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $414,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-03-2028

Sworn to and subscribed before me this 17th day of July, 2026.

Notary Signature
My commission expires: 7-3-28

State of Florida County of Miami-Dade

This foregoing instrument was acknowledged before me by means of online notarization,

this 07/17/2026 by Jason Paul Stegall.

Edgy Slandel Eliacin

EDGY SLANDEL ELIACIN
Notary Public - State of Florida
Commission # HH 610722
Expires on November 7, 2028

___ Personally Known OR ✓ Produced Identification

Type of Identification Produced Ky drivers license

Certificate of Authenticity

I, Holly A Mason, 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 7/17/26.

Holly A Mason
Affiant Signature

7/17/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2026

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028