Karen Johnson Davidson County
Batch# 1453132 DEEDWARR
08/03/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,804.60
20260803-0071031

WARRANTY DEED

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $758,000.00

Michelle W Kendig
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2026.

Patricia L Hurtt
Notary Public
MY COMMISSION EXPIRES: 2/18/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Garcia	New Owner	083-11-0P-016.00
(NAME)	(NAME)	
127 Honeywine Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Joseph Alexander Salvato and Jenna Marie Salvato, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maria Garcia, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 16, on the plan of Shelby Green, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to HVH Shelby Green, LLC, a Tennessee limited liability company by Special Warranty Deed from Eastland Ventures, LLC, a Tennessee limited liability company, dated 11/28/2023, of record in Instrument No. 20231129-0092155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Alexander Salvato and Jenna Marie Salvato, husband and wife by Special Warranty Deed from HVH Shelby Green, LLC, a Tennessee limited liability company, dated 09/12/2024, of record in Instrument No. 20240913-0070626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 127 Honeywine Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2969377
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28 day of July, 2026.

Joseph Alexander Salvato
Joseph Alexander Salvato

Jenna Marie Salvato
Jenna Marie Salvato

State of Texas
County of Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Alexander Salvato and Jenna Marie Salvato, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of July, 2026.

Tiana L Tranowicz Tiana L Tranowicz

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2030

Notary Public:
My Commission Expires: 4/25/2030

RETURN TO: Completed via Remote Online Notarization using 2 way Audio/Video technology.
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

NotaryCam Doc ID: 105be433-4d3b-44f3-8b11-91b80fa56ca1

202608030071031

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 7/28/26 (date of document).

Michelle W Kendig
Affiant Signature

7/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of July, 2026.

Patricia L Hurst
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

PATRICIA L. HURST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029