RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-41484-26

Karen Johnson Davidson County
Batch# 1460080 DEEDWARR
08/17/2026 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $5,365.00
20260817-0076583

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of August, 2026.

NOTARY PUBLIC

My commission expires: 05-29-2030

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Mayo and Chelsey Mayo 1618 7th Ave North Nashville, TN 37208	Same address as new owner	081-08-0F-002.01

FOR AND IN CONSIDERATION of the sum of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($1,450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT LANE WALKER AND ALICE BALLESTEROS PERIQUET, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY MAYO AND CHELSEY MAYO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being unit 1618 of Homes at 1616 7th Ave. North, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1616 7th Ave, North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240521-0037565, Register's Office for Davidson County Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 1616 7th Ave. North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No, 20240521-0037565, and By-Laws appended thereto as Exhibit, said Register's Office. are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the part of the same property conveyed to Robert Lane Walker and Alice Ballesteros Periquet, husband and wife, by Warranty Deed from Intuition Development, LLC, dated April 24, 2024, and recorded April 29,2024, in Instrument No. 20240429-0030886, in Davidson County Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1618 7th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of August, 2026

GRANTOR(S)

Robert Lane Walker

Alice Ballesteros Periquet

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, a Notary Public, Robert Lane Walker and Alice Ballesteros Periquet, 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 and seal, this the _____ day of August, 2026.

Notary Public

Printed Notary Name

My commission expires: _____

SEE ATTACHED

California All-Purpose Certificate of Acknowledgment

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 Orange } **S.S.**

On August 10th 2026 before me, J Hartley, Notary Public
Name of Notary Public, Title

personally appeared Robert Lane Walker and Alice Ballesteros Perriguet
Name of Signer (1)
Name of Signer (2)

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.

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.

J Hartley
Signature of Notary Public

ENC1 J. HARTLEY COMM. # 2473068 NOTARY PUBLIC • CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires November 21, 2027 ENC1

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)
☐ _____

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 10, 26 (date of document).

Jennifer Pennell

Aug 13, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 13, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal