Karen Johnson Davidson County
Batch# 1464781 DEEDWARR
08/26/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260826-0079428

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9875-WE

SYDNEY ANGELL
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 $ 299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariem Talavera	New Owner	
2612 Nashboro Blvd.		135-12-0E-308.00-CO
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Dunn Properties LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Mariem Talavera, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 308, on the Plan of Phase Two, Nashboro Village, Tract #21 of record in Book 4660, page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Fairway Point, as recorded in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Caleb Dunn, a single man by Warranty Deed from Jessica Ashley Married of record in Instrument No. 20210922-0127203 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on September 22, 2021.

Being the same property conveyed to Dunn Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Caleb Dunn, a single man of record in Instrument No. 20240820-0063676 Register's Office for Davidson County, Tennessee, dated August 19, 2024 and recorded on August 20, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **2612 Nashboro Blvd., Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this the 21 day of August, 2026.

Dunn Properties LLC, a Tennessee limited liability company

BY: Caleb Dunn
Caleb Dunn, Authorized Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Caleb Dunn**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the **Authorized Member** of **Dnn Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Member.

Witness my hand and official seal this the 21 day of August, 2026.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/21/26 (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

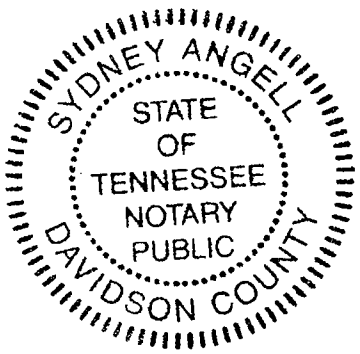
County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202608260079428