Karen Johnson Davidson County
Batch# 334101 DEEDWARR
12/23/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20191223-0132634

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $273,000.00.

Affiant

Subscribed and sworn before me this the 18TH day of December, 2019.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose Castro and Jessica Castro 201 South Lake Street, Apt. 107 Los Angeles, CA 90057	New Owner	164-10-0A 029.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW D. PANKEY AND NICHOLAS J. BETTINGER, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSE CASTRO AND JESSICA CASTRO, HUSBAND AND WIFE AND RAUL DE LEON, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MATTHEW D. PANKEY AND NICHOLAS J. BETTINGER, AS JOINT TENANTS, by deed from LARRY WISNIEWSKI, UNMARRIED, dated 04/21/2017, of record in Instrument No. 20170427-0041675, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 205 Stonedale Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 17 day of December, 2019.

MATTHEW D PANKEY BY
Matthew D. Pankey
BY: Marcus Glenn Ryder as Attorney-in-Fact
MARCUS GLENN RYDER ATTORNEY IN FACT

NICHOLAS J BETTINGER BY
Nicholas J. Bettinger
BY: Marcus Glenn Ryder as Attorney-in-Fact
MARCUS GLENN RYDER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Marcus Glenn Ryder with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew D. Pankey by Specific POWER OF ATTORNEY dated December 6, 2019, and who acknowledged that he executed the same as the free act and deed of Matthew D. Pankey.

Witness my hand and official seal this 17 day of December, 2019.

My commission expires: 9/22/22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Marcus Glenn Ryder with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicholas J. Bettinger by Specific POWER OF ATTORNEY dated December 6, 2019, and who acknowledged that he executed the same as the free act and deed of Nicholas J. Bettinger.

Witness my hand and official seal this 17 day of December, 2019.

My commission expires: 9/22/22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022