Karen Johnson Davidson County
Batch# 357796 DEEDWARR
02/13/2020 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200213-0016690

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 11.21.22

(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin H. Castillo	Franklin Synergy	
(NAME)	(NAME)	
908 Flintlock Place	700 Columbia Ave	135160A01200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin H. Castillo, single man,** 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 Lot No. 28 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, as of record in Book 5200, Pages 186-189, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna M. Dudek, a married person by deed dated October 11, 2013 from Phillip E. Fulmer, Jr and wife, Donna Fulmer of record in Instrument No. 20131023-0110307, Register's Office for Davidson County, Tennessee. Thereafter the said Donna M. Dudek, a married person conveyed her interest in said property to Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016 by deed dated October 28, 2016 and recorded in Instrument No. 20161102-0116005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 908 Flintlock Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 10th day of February, 2020.

Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016

By: _____
Donna M. Dudek, Trustee

Steve D. Gibson signed 2/6/2020
Steve D. Gibson, husband, joins in this conveyance

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donna M. Dudek with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Donna M. Dudek, Trustee of The Donna M. Dudek Living Trust, established by the Revocable Living Trust Agreement of Donna M. Dudek dated October 28, 2016 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee

WITNESS my hand and seal this 10th day of ~~February,~~ 2020.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 6th day of February, 2020, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me Steve D. Gibson, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 6th day of February, 2020.

_____
Notary Public

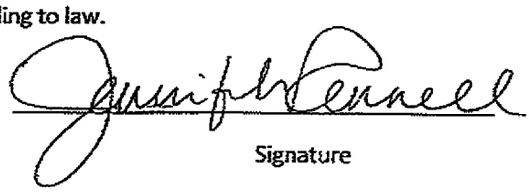
My Commission Expires: 5/9/2023

File No.: 20-Castillo

JOELLYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

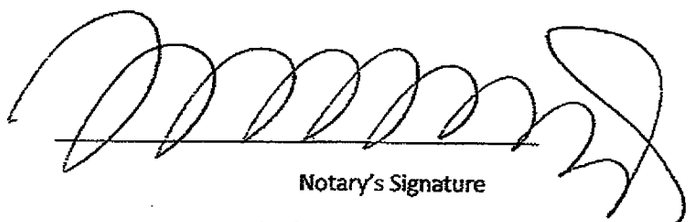


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

