Name and Address of New Owner:
Jessica Cristina Castro and Jose Enrique Castro
2148 Carefree Lane
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 463002 DEEDWARR
08/25/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20200825-0095779

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164 16 B 40.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa Phan Hall and Cody Allen Hall**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica Cristina Castro and Jose Enrique Castro, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 40 IN CEDARBROOK SUBDIVISION IN PLAT INSTRUMENT NO. 20181105-0109350 AND CORRECTED AS INSTRUMENT NO. 201908010076150, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA PHAN HALL AND CODY ALLEN HALL, WIFE AND HUSBAND, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, RECORDED ON AUGUST 27, 2019, OF RECORD IN INSTRUMENT NO. 20190827-0086191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO D.R. HORTON INC., A DELAWARE CORPORATION BY SPECIAL WARRANTY DEED FROM OLD HICKORY LAND PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED MARCH 28, 2017 AND RECORDED MARCH 29, 2017 AS INSTRUMENT NO. 20170329-0030345, IN SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2148 CAREFREE LANE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2020.

_____(SEAL)
Lisa Phan Hall

_____(SEAL)
Cody Allen Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2020, before me personally appeared Lisa Phan Hall and Cody Allen Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2020.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
21st day of August, 2020.

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 7-17-22
File No. 2020-1443

202008250095779

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

