NEW OWNER:
KARISSA OLDHAM
621 NETHERLANDS DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel No.: 07511010400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-2183

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 561528 **DEEDWARR**
01/26/2021 12:51:14 PM 3 pgs
Fees: $18.00 Taxes: $592.00

20210126-0011519

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AL CASTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KARISSA OLDHAM, an unmarried person,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 215 on the Plat of Highlands of Tulip Grove, Section III, of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to AL CASTON and GEERTJE MARIA CASTON, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Al Caston and Geertje Maria Caston, who acquired title as Maria Caston, husband and wife, dated July 13, 2014, and of record in Instrument No. 20140718-0063581, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Quitclaim Deed from Chip Caston, dated October 16, 2003, and of record in Instrument No. 20031114-0166868, Register's Office for DAVIDSON County, Tennessee. Al Caston and Geertje Maria Caston remained married from the time of acquisition of the property herein until the death of Geertje Maria Caston; therefore, Al Caston is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as **621 NETHERLANDS DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 140, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of January, 2021.

AL CASTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AL CASTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of January, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022