WARRANTY DEED

Karen Johnson Davidson County
Batch# 564608 DEEDWARR
01/29/2021 02:37:30 PM 2 pgs
Fees: $13.00 Taxes: $806.60
20210129-0013637

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Julian Camacho Castillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julian Camacho Castillo	New Owner	Parcel ID: 162-04-0-038.00-000
(NAME) 4893 Shihmen Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Ran Maya Mudhel, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julian Camacho Castillo**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 133 on the Plan of Antioch Park, Section 4 of record in Plat Book 4300, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dwayne Carr and wife, Marsha Carr, By Warranty Deed from Larry Dale Blades and wife, Marsha H. Blades dated March 20, 1979 recorded March 22, 1979, of record in Book 5408, Page 866 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ran Maya Mudhel, a married woman, By Warranty Deed from Marsha Carr, unmarried dated May 23, 2019 recorded May 28, 2019, of record as Instrument No. 20190528-0050337 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4893 Shihmen Drive, 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 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 28 day of January, 2021

Ran Maya Mudhel

* Dhan Mudhel

* Dhan Mudhel joins in this instrument to convey any and all maritial interest he has in the subject property.

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Ran Maya Mudhel and Dhan Mudhel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of January, 2021.

Notary Public

My Commission Expires: 7.12.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY