Return to:
Key Title and Escrow, LLC
3912 21st Avenue South
Nashville, TN 37212
File #: 1-SB-3MR-21315

Prepared By ~~& Return To:~~
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1164TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
3rd day of March, 2021.

Notary Public
Commission Expiration: 1-3-22

Karen Johnson Davidson County
Batch# 588460 **DEEDWARR**
03/10/2021 08:19:41 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210310-0031126

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Castelforte, LLC 7329 Bolero St. Carlsbad, CA 92009	**SAME AS NEW OWNER**	018 12 0A 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Eric Stone, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Castelforte, LLC, a California limited liability company** 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:

Property known as 375 Dorr Drive Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Emerald Cove, a planned unit development of record in Book 6900, Page 629, 630 and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Eric Stone, an unmarried man, by deed from Heather M. Simms, an unmarried woman, dated 10/28/2011, filed and recorded 11/07/2011, of record as Instrument No. 20111107-0086900, said Register's Office.

Erin Stone, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 018 12 0A 049.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 375 Dorr Drive, Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 3rd day of March, 2021.

Eric Stone

Erin Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2021, before me personally appeared **Eric Stone and Erin Stone**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of March, 2021.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023