Karen Johnson Davidson County
Batch# 628830 DEEDWARR
05/04/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210504-0059693

# WARRANTY DEED

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert F. Mehringer and Chandra M. Mehringer, Trustees of The Robert and Chandra Mehringer Real Estate Trust under provisions of a trust agreement dated November 24, 2020 | Robert F. Mehringer and Chandra M. Mehringer, Trustees of The Robert and Chandra Mehringer Real Estate Trust under provisions of a trust agreement dated November 24, 2020 | 103 15 0A 019.00 |
| (NAME) | (NAME) | |
| 119 Postwood Place | 119 Postwood Place | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Christian Castiglione and Tara Castiglione, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert F. Mehringer and Chandra M. Mehringer, Trustees of The Robert and Chandra Mehringer Real Estate Trust under provisions of a trust agreement dated November 24, 2020**, hereinafter called the GRANTEE(S), his/her/their 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 in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Plan of Postwood of record in Book 5200, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof together with and subject to a Deed of Easement for driveway purposes of record in Book 6405, Page 589, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Castiglione and spouse, Tara Castiglione by Warranty Deed from James L. Adrian and spouse, Harriet M. Adrian, dated 12/01/2006 and recorded 12/08/2006, of record in Instrument 200612080152090, Register's Office for Davidson County, Tennessee.

Tara Castiglione executed this instrument on behalf of Christian Castiglione pursuant to a Power of Attorney of record in Instrument No. 202105040059692, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 119 Postwood Place, Nashville, TN 37205
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of May, 2021.

Christian Castiglione by Tara Castiglione, his Attorney in Fact

Tara Castiglione

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara Castiglione with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Christian Castiglione as his Attorney in Fact as the free act and deed of the within named Christian Castiglione.

Witness my hand and official seal on this 3rd day of May, 2021.

Notary Public
My Commission expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara Castiglione, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of May, 2021.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

# True Copy Certification

I, Brenda Shelby, 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 Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

