Karen Johnson Davidson County
Batch# 661452 DEEDWARR
06/22/2021 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20210622-0083812

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 17 day of June, 2021.

Notary Public
My commission expires: 4-23-24

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna Castillo & Natalie Castillo 1902 Long Avenue Nashville, TN 37206	Movement mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	094-02-0 163.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SOUTHERN HEARTLAND, LLC, A TENNESSEE LIMITED LIABILTY COMPANY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNA CASTILLO AND NATALIE CASTILLO A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Southern Heartland, LLC, by deed dated 03/04/2021, from Music City Holdings, LLC, of record in Instrument No. 20210322-0037542, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1902 Long Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of June, 2021.

Southern Heartland, LLC

BY: _____
Nicholas Williams, Manager

_____
Nicholas Williams, Individual

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicholas Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MANAGER of the within named bargainor, Southern Heartland, LLC, and that HE, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of Southern Heartland, LLC by the said Nicholas Williams as such MANAGER.

Witness my hand and official seal this 17th day of June,, 2021.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2021.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025