Karen Johnson Davidson County
Batch# 681831 DEEDWARR
07/22/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210722-0098713

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad Shook 403 Wimpole Drive Nashville, TN 37211	New Owners	119-07-0-028.00

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/WE,

Albert Huggins and Isabela Castrillon, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Shook

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:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Glencliff Estates, Section VII, as of record in Book 2331, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 101 feet on the south side of Wimpole Drive and runs back 279.8 feet on the westerly line and 277.2 feet on the easterly line to the center line of Mill Creek, on which it measures 102 feet.

Being the same property conveyed to Wiley W. Triplett and wife, Ruby Y. Triplett by Warranty deed from James V. Neal and wife, Marjorie R. Neal of record in Book 4272, page 697, Register's Office for Davidson County, Tennessee, dated September 24, 1968 and recorded on September 27, 1968.

Being the same property conveyed to Mazelle Y. McMillan by Executrix' s Quitclaim deed from Mazelle Y. McMillan, executrix of the Estate of Ruby Y. Triplett, also known as Odell Triplett of record in Book 8944, page 899, Register's Office for Davidson County, Tennessee, dated April 26, 1993 and recorded on May 11, 1993.

Being the same property conveyed to Stephen Dale McMillan by Quitclaim deed from Mazelle Y. McMillan of record in Instrument No. 20040806-0094625 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on August 06, 2004.

Being the same property conveyed to Albert Huggins and unmarried man and Isabela Castrillon, an unmarried woman by Warranty deed from Stephen Dale McMillan, unmarried of record in Instrument No. 20200103-0000740 Register's Office for Davidson County, Tennessee, dated December 27, 2019 and recorded on January 03, 2020. Albert Huggins and Isabela Castrillon having since married.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 403 Wimpole Drive, Nashville, TN 37211

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 so 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.

Dated this the 19th day of July, 2021.

Albert Huggins

Isabela Castrillon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Albert Huggins and Isabela Castrillon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Frederick (city), Maryland (state) this 19th day of July, 2021.

JULIET W WAHOME
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 8/14/2024

Juliet W Wahome
Notary Public
My Commission Expires: 08/14/2024

(Notary Seal)

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Custodian's Signature — 07-20-21 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY