Karen Johnson Davidson County
Batch# 691248 DEEDWARR
08/05/2021 10:10:19 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20210805-0105277

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2021

Notary Public:
My Commission Expires: 10.17.21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Castelforte, LLC 830 Antilla Way San Marcos, CA 92078_	New Owner	043-14-0B-014.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shantophia Cruz, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Castelforte, LLC, a California Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14, Lanier Park, Phase One, as shown on the plat of record in Instrument Number 20021022-0129511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Shantophia Cruz by Quitclaim Deed from Shantophia Cruz and Regina Cruz, dated 10/14/2020 and recorded 3/15/2021 in Instrument Number 20210315-0033967; and the same property previously conveyed to Shantophia Cruz and Regina Cruz, a married couple, as joint tenants with the right of survivorship, by Quitclaim Deed from Shantophia Seymour-Fowlkes A/K/A Shantophia Cruz and Regina Simms, a married couple, dated 4/18/2016 and recorded 4/26/2016 in Instrument Number 20160426-0040418; and previously conveyed to Shantophia Seymour-Fowlkes and Regina Simms, as joint tenants with the right of survivorship, by Quitclaim Deed from Shantophia Seymour-Fowlkes, dated 9/25/2013 and recorded 10/24/2013 in Instrument Number 20131024-0111008; and previously conveyed to Shantophia Seymour-Fowlkes, unmarried, by Warranty Deed from Melissa Mora Distefano and Peter Minasola, wife and husband, dated 9/25/2013 and recorded 10/3/2013 in Instrument Number 20131003-0103980, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020619-0074290, as amended in Instrument Number 20070813-0096820, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter in Instrument Number 20060615-0071684, Register's Office for Davidson County, Tennessee.

Subject to By-Laws in Instrument Number 20060615-0071685, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Instrument Number 20020307-0028887, Register's Office for Davidson County, Tennessee.

Subject to Easement to Comcast in Instrument Number 20170206-0012424, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all existing easements and all other matters shown on plat of record in Instrument Number 20021022-0129511, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 2216 Milan Court, Madison, TN 37115

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. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 3rd day of August, 2021.

Shantophia Cruz

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 Shantophia Cruz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

