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WARRANTY DEED

Karen Johnson Davidson County
Batch# 738049 DEEDWARR
10/18/2021 09:09:34 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30

20211018-0139302

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fredy Rigoberto Mendez Lucas	Rapid Mortgage Company	07408010700
(NAME)	(NAME)	
341 Bonnavue	7870 E. Kemper Road, Ste. 280	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45249	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita F. Castleman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fredy Rigoberto Mendez Lucas, married man** 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:

Being Lot No. 655 on the Plan of Hermitage Hills, Section VII, of record in Plat Book 3300, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Castleman by deed dated September 18, 1986 from John V. Minor, Jr., and wife, Ann W. Minor of record in Bok 6988, Page 341, Register's Office for Davidson County, Tennessee. The said Charles E. Castleman died testate on October 18, 2008 and by Last Will and Testament Probated in the Davidson County, Tennessee Probate Court under Case No. 08P-1711, said property was devised to Rita F. Castleman. Thereafter said property was conveyed to Rita F. Castleman by deed from Rita Fay Castleman, Executrix of record in Instrument No. 20090515-0045010, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 341 Bonnavue, Hermitage, TN 37076
(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 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 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.

Witness my/our hands this 7th day of October, 2021.

Rita F. Castleman

State of Tennessee
County of Davidson

On this 7th day of October, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Rita F. Castleman, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 7th day of October, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Mendez

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN