THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037905

Karen Johnson Davidson County
Batch# 758777 **DEEDWARR**
11/22/2021 10:27:12 AM 2 pgs
Fees: $13.00 Taxes: $4,451.10

20211122-0154614

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,203,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Jason Abney and Matthew James Nelson 28 Foxhall Close Nashville TN 37215	New Owner	Tax Parcel ID No. 117 09 0A 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold J. Castner, individually and L. Glenn Worley, Executor of The Estate of Susan Thomas Castner** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Jason Abney and Matthew James Nelson,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Foxhall Close, as of record in Plat Book 4860, Page 46, as amended in Book 5005, Page 136, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold J. Castner and wife, Susan T. Castner by Warranty deed from Ann S. Hill, unmarried, of record in Instrument No. 20010917-0100557, in the Register's Office for Davidson County, Tennessee, dated September 13, 2001 and recorded on September 17, 2001.

Being the same property conveyed to Susan T. Castner by Quitclaim Deed from Harold J. Castner, of record in Instrument No. 20040408-0040377 in the Register's Office for Davidson County, Tennessee, dated April 7, 2004 and recorded on April 8, 2004.

Susan T. Castner having died March 28th, 2021 in Davidson County, Tennessee. Last Will and Testament of Susan Thomas Castner, dated March 18, 2021, and probated in the Seventh Circuit Court for Davidson County, Tennessee, and filed for record May 12, 2021. See Probate Case Number 21P812, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Last Will and Testament of Susan Thomas Castner specifically authorizes Executor to sell real property.

Harold J. Castner joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Foxhall Close, as recorded in Plat Book 4860, Page(s) 46, as amended in Book 5005, Page 136.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4954, Page 586, as amended in Book 5832, Page 378 and Book 5875, Page 873, and as amended and restated in Instrument No. 20150226-0016797 and further amended in Instrument No. 20171228-0132013.

Easement for Sanitary Sewer and Access, recorded in Book 3401, Page 545; Book 3947, Page 20 and Book 4844, Page 826.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 6897, Page 51.

This is improved property located at 28 Foxhall Close Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2021.

Harold Castner by Gretchen Horner Attorney in Fact

Harold J. Castner
By: Gretchen Horner, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gretchen Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Harold J. Castner and that she is authorized by Harold J. Castner to execute this instrument on his behalf.

WITNESS my hand, at office, this 19th day of November, 2021.

Notary Public

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

The Estate of Susan Thomas Castner

By: L. Glenn Worley, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Glenn Worley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Susan Thomas Castner, the Grantor or the constituent of the Grantor and is authorized by the Grantor, or by its constituent, the constituent being authorized by the Grantor, to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 19th day of November, 2021.

Notary Public

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____