WARRANTY DEED

Karen Johnson Davidson County
Batch# 773125 DEEDWARR
12/13/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20211213-0164775

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: **9/8/2025**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Castellanos	New owner	
(NAME) 2948 Kinwood Dr	(NAME) 2948 Kinwood Dr.	07004011700
(ADDRESS) Antioch TN 37013	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Katherine Ezell** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Fernando Castellanos,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot no. 14 on the Map of J.B. Haynie's Dewey Heights Subdivision, as of record in Book 161, Page 94, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the northerly side of Whites Creek Pike and extends back between parallel lines 150 feet ot a 10 foot alley.

Being the same property conveyed to Katherine Ezell, by virtue of that certain Affidavit of Heirship Deed dated June 26, 2008, and being of record at Instrument No. 20080626-0065761 and Warranty Deed dated October 22, 1979, Book 5517, Page 593 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property is not her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Registers Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2327 Whites Creek Pike Nashville, TN 37207
(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 hand this 30th day of November, 2021.

Katherine Ezell

Katherine Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Katherine Ezell** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 11/30/21.

Affiant Signature

11/30/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 20 21.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22