Karen Johnson Davidson County
Batch# 777531 DEEDWARR
12/21/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20211221-0168726

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Calie Sneed, single woman**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Isa Iris Castellanos, unmarried woman**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Unit No. 13 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Calie Sneed by deed dated June 14, 2018 of record in Instrument No. 20180618-0058335, Register's Office of Davidson County, Tennessee.

Map & Parcel 164-06-B-13

Property Address: 525 Bradburn Village Circle, Antioch, Tennessee 37013

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County. Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 14 day of **December, 2021**.

Calie Sneed

Calie Sneed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, **Calie Sneed,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of **December, 2021**.

My commission expires:
2/28/2022

Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$228,000.00.**

Affiant

Subscribed and sworn to before me, this 16 day of **December, 2021**.

My commission expires:
09/21/2024

Notary Public

NEW PROPERTY OWNERS:

Isa Iris Castellanos

525 Bradburn Village Circle
Antioch, Tennessee 37013

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

TRUE COPY CERTIFICATION

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

I, Rayna Ingram *(custodian's name)*, 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 12-14-21 *(date of document)*.

Rayna Ingram 12-17-21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 17th day of December, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022