Karen Johnson Davidson County
Batch# 822680 DEEDWARR
03/15/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20220315-0030138

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $473,000.00.

Affiant

Subscribed and sworn before me this the 7th day of March, 2022.

Notary Public
My commission expires:

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John W. Strawser, Jr.	NEW OWNER	072-10-0 364.00
2311 Northview Ave	1 Riverside Pl. Unit 501	
Nashville, TN 37216	Covington KY 41011	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDRES CASTRO CANTU AND LORENA CASTRO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN W. STRAWSER, JR., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.2, on the Final Plat of Resubdivision of 2311 & 2313 Northview Ave, of record in Instrument No. 20160505-0044566, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andres Castro Cantu and Lorena Castro, husband and wife, by deed dated 07/26/2017, from Urban Dwell Homes, LP, a Tennessee Limited Partnership, of record in Instrument No. 20170726-0075871, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2311 Northview Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ACC LC

Witness my hand this the 7th day of March, 2022.

Andres Castro Cantu

Lorena Castro

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andres Castro Cantu and Lorena Castro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/7/2022 (date of document).

Jennifer Russell
Affiant Signature

3/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

