WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

File #22-KA-2036-V

Karen Johnson Davidson County
Batch# 845251 DEEDWARR
04/25/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20220425-0047470

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela Marie Lowenstern and Mariano Eduardo Lowenstern	**Same as New Owner**	
(NAME)	(NAME)	**131-06-0L-002-00-CO**
2036 Castleman Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAN MORRISON AND VIVIANNE E. MORRISON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA MARIE LOWENSTERN AND MARIANO EDUARDO LOWENSTERN, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Castleman Estates, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131219-0128329, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete description.

Being the same property conveyed to Ian Morrison and Vivianne E. Morrison, husband and wife by Warranty deed from Jonathan Jackson Conklin, a single man of record in Instrument No. 20170912-0093294 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 12, 2017.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 974, Page 38, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20131219-0128329, Register's Office for Davidson County, Tennessee.
* Charter of Castleman Estates Corporation of record in Instrument Number 20131219-0128328, in the Register's Office for Davidson County, Tennessee.
* Stormwater Facilities and Systems of record in Instrument Number 20140312-0020765, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2036 Castleman Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 14th day of April, 2022.

Ian Morrison

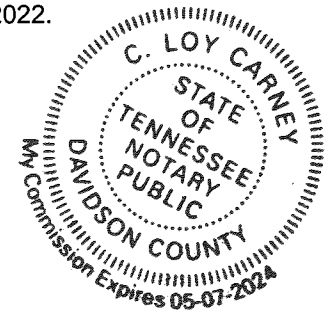
Vivianne E. Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Ian Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2022.

Notary Signature
My commission expires:

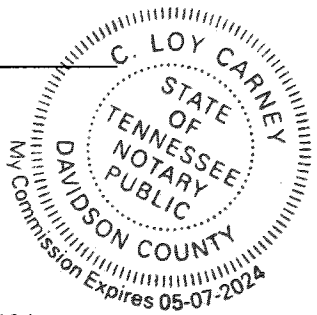


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Vivianne E. Morrison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Lindsay Philpot, 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 April 14, 2022.

Date

Affiant Signature

April 18, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2022.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025