Karen Johnson Davidson County
Batch# 846271 DEEDWARR
04/27/2022 10:56:30 AM 5 pgs
Fees: $28.00 Taxes: $3,540.90
20220427-0048533

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $957,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF April, 2022..

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill
201 4th Avenue North, Suite 1800
Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Patrick Castiglia Lauren Kristina Cassell	Robert Patrick Castiglia Lauren Kristina Cassell	094 02 0 140.00
(NAME) 1804 Electric Avenue	(NAME) 1804 Electric Avenue	09402014000
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, **ARMEN SAFARIAN**, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ROBERT PATRICK CASTIGLIA AND LAUREN KRISTINA CASSELL, HUSBAND AND WIFE AS JOINT TENANTS.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Exhibit B – Exception

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 14 day of April, 2022

Armen Safarian

STATE OF TENNESSEE
COUNTY OF Davidson

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

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires

CHARLOTTE E HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of the United Electric Railway Company's Addition as of record in Book 161, Page 8, said Register's Office.

Said Lot No. 67 fronts 50 feet on the southerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property further conveyed to Armen Safarian by deed from Music City Financial, LLC, a Texas limited liability company, of record as Instrument No. 20200330-0033603, dated 3/27/2020, said Register's Office.

Being the same property further conveyed to Music City Financial, LLC, a Texas limited liability company, by deed from Melanie Kinslow, Personal Representative of the Estate of Mazzie Elaine Newman, Richard Newman, Jr., Bobby Kinslow, and Loretta Tidwell, of record as Instrument No. 20200327-0033572, dated 3/24/2020, said Register's Office.

Being previously conveyed to Richard L. Newman and Mazzie E. Newman by virtue of that certain Deed dated August 4, 1986, and being of record at Book 6942, Page 71 in the Register's Office of Davidson County, Tennessee. Richard L. Newman died on September 28, 2009 leaving Mazzie E. Newman as the remaining tenant by the entirety. Mazzie E. Newman died tesate on January 9, 2020 and her will has been probated at Docket No. 20P184 in the Probate Court for Davidson County, TN.

This being commonly known as improved property located at 1804 Electric Avenue, Nashville, Tennessee 37206

EXHIBIT B

Exceptions

1. Davidson County taxes for 2022, a lien but not yet due or payable.

2. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 8, in the Register's Office of Davidson County, Tennessee

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/14/2022.

D. Shayne Adair

4/18/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026