Karen Johnson Davidson County
Batch# 847274 DEEDWARR
04/28/2022 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220428-0049334

Name and Address of New Owner:
David Castro
251 Cedarview Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16213021700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tami J. Gallupe, unmarried woman a ten percent (10%) undivided interest and Palmer Gallupe, an unmarried man a ninety percent (90%) undivided interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Castro, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, being Lot No. 1 on the Plan of Monte Carlo Estates, Section 2-D, of record in Book 4955, Page 87, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tami J. Gallupe, unmarried woman a ten percent undivided interest and Palmer Gallupe, an unmarried man a ninety percent undivided interest by Quitclaim Deed from The Tami J. Gallupe Revocable Trust dated August 22, 2017 dated April 5, 2021 and filed of record in Instrument No. 20220420-0045877 in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to The Tami J. Gallupe Revocable Trust dated August 22, 2017 by Quitclaim Deed from Tami J. Gallupe, unmarried woman, dated October 29, 2021, of record in Instrument No. 20220125-0009180, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tami J. Gallupe, unmarried by Warranty Deed from Gary W. Milrany, an unmarried man dated September 24, 2021 and filed of record in Instrument No. 202112010158301, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 251 Cedarview Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2022.

Tami J Gallupe by Palmer Gallupe attorney in fact (SEAL)
Tami J. Gallupe by Palmer Gallupe,
Attorney-In-Fact

Palmer Gallupe (SEAL)
Palmer Gallupe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, before me personally appeared Palmer Gallupe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tami J. Gallupe pursuant to a Specific Power of Attorney April 5, 2022 and filed of record in Instrument No. 20220420-0045878 ,in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Tami J. Gallupe, as her attorney in fact.

Witness my hand and seal this 15th day of April, 2022.

Notary Public
My Commission Expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2022, before me personally appeared Palmer Gallupe, 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 15th day of April, 2022.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$410,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Sworn to and subscribed before me this 15th day of April, 2022.

Notary Signature
My commission expires:

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4-15-22.

Affiant Signature

4-21-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4-21-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON