Karen Johnson Davidson County
Batch# 859044 DEEDWARR
05/19/2022 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220519-0058048

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1481

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2022

Notary Public

Commission Expires: _____

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amber L. Casey 3863 Cantarutti Road Joelton, TN 37080	Persevere Lending 600 San Ramon Valley Boulevard Ste 202 Danville, CA 94526	029-00-0-196.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Phillip J. Hostettler, Jr., a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amber L. Casey, a married woman as her sole and separate property

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:

Beginning at an iron pin on the Southerly margin of Cantarutti Road at the Southwest corner of the property conveyed to Charles L. Bixler and wife by deed from Reau E. Polk, Jr., Trustee, of record in Book 2992, Page 585, Register' s Office for Davidson County, Tennessee; thence with the Southerly margin of said road South 55 degrees West 125 feet to an iron pin; thence South 35 degrees 15 minutes East 335 feet more or less to the center

of a branch; thence with same North 9 degrees 20 minutes East 154.3 feet to said Bixler's Southeast corner; thence with said Bixler's Southern boundary line North 36 degrees West 250 feet more or less to the beginning, containing 0 .8 acres more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustees Deed from Phillip J. Hostettler and Joyce M. Hostettler of record in Instrument No. 20120927-0087874 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 27, 2012. (Value of consideration shown in aforementioned deed $47,329.31.)

Being the same property conveyed to Phillip J. Hostettler and Joyce M. Hostettler by Quitclaim Deed from Federal National Mortgage Association of record in Instrument No. 20130111-0003696 Register's Office for Davidson County, Tennessee, dated January 02, 2013 and recorded on January 11, 2013. (Value of consideration shown in aforementioned deed $46,835.78.)

The said Phillip J. Hostettler having since died November 22, 2007, leaving his wife, Joyce M. Hostettler as surviving tenant by the entirety. The said Joyce M. Hostettler having since died on October 5, 2011. Pursuant to the Last Will and Testament of the said Joyce M. Hostettler, Order for Probate for Muniment of Title No. 18P-2007, Circuit Court, Twentieth Judicial District of Davidson County, at Nashville, Tennessee, Probate Division. Phillip J. Hostettler, Jr. shall serve as Executor of the Estate. The Heirs and Devisees are Connie Marie Hostettler Radford, Barbara Hostettler Rowland (deceased), Phillip J. Hostettler, Jr., Paul Anthony Hostettler and John Lucien Hostettler.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 3863 Cantarutti Road, Joelton, Tennessee 37080

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3863 Cantarutti Road, Joelton, TN 37080

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 so 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.

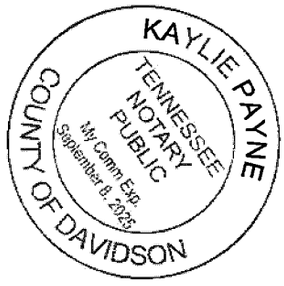
Phillip J. Hostettler, Jr.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

On this 6th day of May, 2022, before me personally appeared Phillip J. Hostettler, Jr., 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 6th day of May, 2022.

Notary Signature
My commission expires:



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 5/10/22.

Affiant Signature

5/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/11/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON