WARRANTY DEED

Karen Johnson Davidson County
Batch# 866959 DEEDWARR
06/03/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20220603-0064157

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Jamika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jesus Castro and Maria De Jesus Castro	Shelter Home Mortgage, LLC	Parcel ID: 026 06 0 082.00
(NAME) 124 Buckingham Court	(NAME) 1770 Indian Trail Lilburn Road NW, Suite 400	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Norcross, GA 30093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Lawrence, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesus Castro and Maria De Jesus Castro, as joint tenants with rights of survivorship**, 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 Davidson County, Tennessee, being Lot No. 254 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Registers' Office for Davidson County, TN.

Said Lot No. 254 fronts 45.39 feet on the Northwesterly margin of Buckingham Court and extends back 130.42 feet on the Southerly line and 98.42 feet on the Northeasterly line to a broken line in the rear measuring 145.09 feet thereon.

Being the same property conveyed to Charles W. Jump and wife, Doris W. Jump, husband and wife from Paul Simmons, Trustee under the Revocable Trust Agreement of Paul Simmons dated March 28, 2012 by Warranty Deed dated October 28, 2016 and recorded on October 31, 2016 in Instrument No. 20161031-0114800, Register's Office for Davidson County, Tennessee. The said Charles W. Jump predeceased Doris W. Jump. The said Doris W. Jump having since died on June 19, 2021.

Further being the same property conveyed to Christopher Lawrence, A Married Man from The Estate of Doris W. Jump by Warranty Deed dated March 1, 2022 and recorded on March 11, 2022 in Instrument No. 20220311-0028907, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 124 Buckingham Court, Goodlettsville, TN 37072

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 our hands this 27th day of May, 2022

Christopher Lawrence by Carolyn Lawrence as Attorney in fact

Christopher Lawrence by Carolyn Lawrence as Attorney - in - Fact

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Carolyn Lawrence, 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 Christopher Lawrence, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Christopher Lawrence for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 5/27/2022.

Date

Jamika Jones
Affiant Signature

05/30/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206030064157