Karen Johnson Davidson County
Batch# 886117 DEEDQC
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Fees: $27.00 Taxes: $0.00
20220708-0078971

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): James C. Castelow and wife, Ann F. Castelow

TO.....QUITCLAIM DEED

GRANTEE(S): Ronald John Castelow

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Ann F. Castelow, hereinafter referred to as "Grantor", have this day by these presents do hereby transfer and convey unto Ronald John Castelow, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Company, dated November 19, 1958, as follows:

Beginning at a point on the northerly margin of Campbell Road, 195.2 feet easterly from the beginning of an arc marking the northeast corner of the intersection of Grancroft Avenue and Campbell Road; thence in a northerly direction with the line of property of George Hamlin, 264.45 feet to a point; thence continuing with Hamlin's line northwesterly 40.65 feet to a point in the southerly margin of Grancroft Avenue; thence with same north-easterly 83.6 feet to a point; thence 32° 32' east 95.1 feet to a point; thence southerly 288.85 feet to a point on the northerly margin of Campbell Road; thence with same westerly 100 feet to the beginning.

Being the same property acquired by James C. Castelow and wife, Ann F. Castelow, by deed of record in Deed Book 4242, page 953, Register's Office of Davidson County, Tennessee. James C. Castelow, having died January 29, 2011, and was survived by his wife, Ann F. Castelow who has become sole owner by operation of law. This conveyance is intended to satisfy the allowable transfer of property pursuant to Social Security Act §1917(c); 42 USC 1396p; State Medicaid Manual §3257.

Map & Parcel 042 03 0 051.00

Property Address: 640 E Campbell Rd.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year _____ will be paid by and thereafter assumed by the Grantees.

Executed at Nashville, Tennessee, this day, 05/03/2022.

JENNY CANO HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ann F Castelow
by Ronald J Castelow

Ann F. Castelow, by Ronald John Castelow, POA for Ann. F. Castelow, signed december 14, 2010, recorded on January 26, 2011 in the 7th Circuit Court, Probate Division, Davidson County, Tennessee,

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Ronald John Castelow a Notary Public in and for the said State and County, Ronald John Castelow, POA for Ann F. Castelow, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, May 3, 2022

Notary Public
My commission expires: 03-03-2025

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the amount which property transferred would command at a fair and voluntary sale. This transaction is exempt from the transfer tax pursuant to T.C.A. § 67-4-409.

JENNY CANO HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ronald J Castelow
Ronald John Castelow

Sworn to and subscribed before me on this day, May 3, 2022

Notary Public
My commission expires: 03-03-2025

The Owner and person responsible for payment of real property taxes is:
Ronald John Castelow

610 E. Campbell Road
Madison, TN 37115

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, ANN F. CASTELOW, a resident of Davidson County, Tennessee, does hereby nominate and Appoint RONALD JOHN CASTELOW as her agent and attorney-in-fact, with full Power and authority to represent her in any and all matters, and for her and in her name to Endorse, deposit and sign checks; give acquittances and receipts for money or property Payable or deliverable to her; borrow money; sell, convey and acquire property of any Kind, or interests therein, upon such terms and at such prices as her said attorney-in Fact may deem proper; and endorse her name to and transfer certificates of stock and Other securities; execute contracts of sale of, and deeds conveying, real estate; Execute other papers; to make loans of the undersigned's money or property to such Persons and in such amounts as the undersigned's attorney-in-fact may deem proper; and To do and perform and every act that he may deem necessary in regard to the Property, income or obligations of the undersigned. The undersigned does hereby Confirm and ratify any and all action that may be taken and paper executed in her behalf By her said attorney-in-fact, and same shall be as fully binding upon the undersigned As if said acts were performed or said papers were executed by the undersigned.

This Power of Attorney shall not be affected by subsequent disability or incapacity Of the principal. Further, the undersigned hereby revokes all powers of attorney Previously executed.

This is the 14TH day of DECEMBER, 2010

Ann F. Castelow
ANN F. CASTELOW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County And State, the within named ANN F. CASTELOW, with whom I am personally Acquainted and who acknowledged that she executed the foregoing instrument For the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, on this the 14TH day of DECEMBER, 2010

My commission Expires: May 6, 2013

Notary Public

BRAD CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ronald J Castelow