Karen Johnson Davidson County
Batch# 896471 DEEDWARR
08/01/2022 10:13:08 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20220801-0087035

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641681** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichev for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2022. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Kevin Castillo and Mara O. Rivera 333 Dunailie Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 120-06-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nan Pearl Hensley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Castillo and Mara O. Rivera, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5D16, as shown on the map entitled Glengarry Park Section 5-D, of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN C. PEARL, JR. and wife, CAROLYN M. PEARL, by deed from ATLAS CONSTRUCTION COMPANY, of record in Book 3809, page 384 , dated September 3, 1964 , said Register's Office.

JOHN C. PEARL, JR. died on or about January 26, 2021, leaving CAROLYN M. PEARL as the surviving tenant by the entirety.

CAROLYN M. PEARL A/K/A CAROLYN MITCHELL PEARL died testate on or about May 19, 2022, devising said property to NAN PEARL HENSLEY AND JOHN RUSSELL PEARL by will of record in Case No. 22P1053 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. JOHN RUSSELL PEARL predeceased CAROLYN M. PEARL leaving MEGAN PEARL, ERIN PEARL AND MITCHELL PEARL as his only heirs-at law. For further reference see Affidavit of Heirship of record in Instrument No. ↓, said Register' s Office.

20220801-00 67034

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 120-06-0-041.00.

Davidson County taxes for 2021, Map-Par. 120-06-0-041.00, $2,536.70, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 3600, page 36, said Register's Office.

This is improved property located at 335 Dunailie Court Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2022.

Nan Pearl Hensley

Estate of Carolyn M. Pearl

By: Nan Pearl Hensley, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nan Pearl Hensley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nan Pearl Hensley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Carolyn M. Pearl, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of July, 2022.

Megan ~~Pearl~~

STATE OF ~~TENNESSEE~~ ALABAMA TOA)
COUNTY OF ~~DAVIDSON~~ JEFFERSON TOA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Pearl, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public

My Commission Expires: 05/08/2024

THOMAS C. APPLEBY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMMISSION EXPIRES 5/8/2024

THOMAS C. APPLEBY NOTARY PUBLIC ALABAMA STATE AT LARGE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of July, 2022.

Erin Pearl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin Pearl, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2022.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of July, 2022.

Mitchell Pearl

REBECCA COOTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mitchell Pearl, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2022.

Rebecca Coots
Notary Public

My Commission Expires: 3/19/2025