This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18052-DJ

Karen Johnson Davidson County
Batch# 898600 DEEDWARR
08/04/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220804-0088694

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2022.

Notary Public
My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Erwin and Taylor Lewis 2317 Castlewood Drive Nashville, TN 37214	Same as New Owner	084-15-0-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James P. McNamara and wife, Diane E. McNamara**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gregory Stephen Erwin and Taylor Lewis, a single man and single woman**, hereinafter called the Grantee(s), 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 all of Lot No. 70, Plan of Section II, Castlewood Estates, according to survey and plat of same appearing of record in Book 2331, page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete and accurate description as to details and location of said lot.

Being the same property conveyed to James P. McNamara and wife, Diane E. McNamara by Warranty Deed from Gayle V. King, unmarried, dated May 18, 2007, recorded May 21, 2007, of record in Instrument No. 20070521-0060106, said Register's Office.

This is improved property located at: **2317 Castlewood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 ~~8th~~ 7th day of July, 2022.

GRANTOR:

James P. McNamara

Diane E. McNamara

STATE OF ~~TENNESSEE~~ Vermont
COUNTY OF ~~DAVIDSON~~ Chittenden

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James P. McNamara and Diane E. McNamara, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she/they~~ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~8th~~ 7th day of July, 2022.

Notary Public
My Commission expires: 01-31-2023

Michael Bissonnette
Notary Public, State of Vermont
My Commission Expires January 31, 2023
My Commission No. 157.0006161

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202208040088694

Certificate of Authenticity

I, Beth Cooper, 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 **July 7, 2022**.

Affiant Signature

July 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **7th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

