WARRANTY DEED

Karen Johnson Davidson County
Batch# 927388 DEEDWARR
10/11/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20221011-0111237

File #2022-0446

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00.

Affiant

Subscribed and sworn to before me on October 10, 2022.

NOTARY PUBLIC
My Commission Expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Wilson Castro and Jessica Jaramillo 589 Highcrest Drive Nashville, TN 37211	New Owner	147-14-0-042.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN C. LUDLOW AND WIFE, GINGER LUDLOW**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WILSON CASTRO, A SINGLE MAN AND JESSICA JARAMILLO, A SINGLE WOMAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37, as shown on the map entitled Plan of Whispering Hills, Section I, of record in Book 2331, pages 82-84, 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 JONATHAN C. LUDLOW AND WIFE, GINGER LUDLOW, by Warranty Deed from MARSHALL I. KARR, TRUSTEE, of record as Instrument No. 20050810-0094517, dated July 28, 2005, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 589 Highcrest Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on October 6, 2022.

Grantor:

Jonathan C. Ludlow

Grantor:

Ginger Ludlow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JONATHAN C. LUDLOW AND GINGER LUDLOW**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2022.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/6/22 (date of document).

Regina Sullo
Affiant Signature

10/11/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

