WARRANTY DEED

Karen Johnson Davidson County
Batch# 944264 DEEDWARR
11/23/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221123-0123903

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

NARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Juan Castelano	Juan Castelano	Parcel ID: 150 00 0 127.00
(NAME) 3215 Hamilton Church Rd	(NAME) P.O. Box 2007	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **Shirley A. Slade, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juan Castelano,** _____, 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 located in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, being a part of Lot 5 in the Subdivision of the Land of Thomas J. Miller, deceased, as partitioned among his heirs-at-Law, of record in Book 115, Page 324, Register's Office for said County, and being a part of Lot 7 on the Plan of the Pope Farm not of record, described according to a survey made by George W. Watkins, Surveyor February 28th, 1951. Beginning in the center of Hamilton Church Road at the northeast corner of the property conveyed to W.C. Mason and wife, by deed from Hallie Coffey, of record in Book 1975, Page 418, said Register's Office, being the corner of Lots Nos. 6 and 7; thence easterly along the center of said Hamilton Church Road, 100 feet to a point in said Road; Thus fronting 100 feet on the center Line of Hamilton Church Road, and extending back between parallel lines southerly 823 feet more or less to a dead Line in the rear measuring 100 feet thereon.

Being the same property conveyed to Clarence W. Slade and wife, Shirley A. Slade from Lanny Chilton Brown and wife, Melanie Lynn Brown and Joan C. Brown by Warranty Deed dated September 15, 1989 and recorded on September 20, 1989 in Book 7942, Page 235, Register's Office for Davidson County, Tennessee.
The said Clarence W. Slade having since died on March 1, 2022, vesting property to Shirley A. Slade as the surviving tenant by the entirety.

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 3215 Hamilton Church Rd, Antioch, TN 37013

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 18th day of November, 2022

Shirley A. Slade

Shirley A. Slade

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shirley A. Slade, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/18/22.

Affiant Signature

11/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/21/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON