Karen Johnson Davidson County
Batch# 945391 DEEDWARR
11/29/2022 09:15:15 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20221129-0125027

23521
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Edwin Barajas
Victoria I. Castillo
124 Lanewood Court
Nashville, TN 37211
Map/Parcel: 14708021900

Send Tax Bills to:
Same as new owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Xi Guo, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Edwin Barajas, an unmarried man, and Victoria I. Castillo, an unmarried woman** * , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

* as tenants in common with rights of survivorship

LAND in Davidson County, Tennessee, being Lot 44 as shown on the map entitled Beverly Heights, of record in Plat Book 5200, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Xi Guo by Warranty Deed from Jay Husband and wife, Agnes Husband, dated March 1, 2016, and filed at Instrument No. 20160307-0021397 in the Register's Office for Davidson County, Tennessee, on March 7, 2016.

This conveyance is subject to: Taxes for 2023 and subsequent years; Restrictions filed in Book 5626, page 220; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as: 124 Lanewood Court, 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 we do covenant with 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 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 my/our hand(s) as on the date shown on the Notary forms.

Xi Guo
Xi Guo

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Xi Guo, the within named bargainors, 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 and official seal at office, this 22nd day of November, 2022.

My Commission Expires: 3/3/26

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $290,000.00

Affiant

Sworn to and subscribed before me, this 22nd day of November, 2022.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024