THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142946** Karen Johnson Davidson County Batch# 949262 DEEDWARR 12/08/2022 10:23:39 AM 2 pgs Fees: $13.00 Taxes: $1,287.60 20221208-0127929	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $348,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2022. Notary Public My Commission Expires ABIGAIL WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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 05 0 192.00

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, **The Estate of Grace H. Cushman and James Cushman, married, and Sandra Mayo, unmarried,** ("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 No. 5D-15 on the Plan of Section 5-D, Glengarry Park, as of record in Plat Book 3600, Page 36, in the Register's Office for said County.

Said Lot No. 5D-15 fronts 97.5 feet on the Northerly side of Dunailie Court and runs back between Lines, 155.7 feet on the Westerly side and 125.3 feet on the Easterly side, to a broken line, 78.4 feet, in the rear.

Being the same property conveyed to John W. Cushman and Wife, Grace H. Cushman, by Warranty Deed from Hallmark Construction Company, of record in Book 3786, Page 428, in the Register's Office of Davidson County, Tennessee, dated July 03, 1964, and recorded on July 06, 1964. The said John W. Cushman having since passed. The said Grace H. Cushman died on August 26, 2022, devising subject property to her devisees. See Last Will And Testament Filed In The Seventh Circle Court for Davidson County Tennessee At Nashville, Probate Division, Case No. 22P1768.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5-D, Glengarry Park, as recorded in Plat Book 3600, Page(s) 36.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 349; Book 2796, Page 604; Book 2796, Page 616 and Book 3675, Page 278..
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 337 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 7th day of December, 2022.

Estate of Grace H. Cushman

BY: James Cushman Executor
James Cushman, Executor

James Cushman
James Cushman

Sandra Mayo by James Cushman Attorney-in-fact
Sandra Mayo by James Cushman, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cushman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sandra Mayo and that he is authorized by Sandra Mayo to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of December, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cushman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor for the Estate of Grace H. Cushman, the maker or a constituent of the maker and are 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 7th day of December, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024