Karen Johnson Davidson County
Batch# 954746 DEEDWARR
12/22/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221222-0132265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

DM-TAG-22-3400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hussein Sadiq and Khurshid Hussein Zhubin Salih	New Owner	
(NAME)	(NAME)	
3400 Turfway Lane	New Owner	**173 10 0A 094.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM CASTELLARIN AND COLLEEN CASTELLARIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSEIN SADIQ AND KHURSHID HUSSEIN, HUSBAND AND WIFE AND ZHUBIN SALIH, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 70 on the Plan of Revision One of Section 1 of Phase 2, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20071003-0117933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Castellarin, a single man, and Colleen Foley, a single woman, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Kate F. Smith, unmarried and Jeremy Rutherford and wife, Francesca Rutherford, of record in Instrument No. 20201117-0135282 in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 17, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One Section 1 of Phase 2 Barnes Bend Estates RS10 Cluster Lot Subdivision, as recorded in Instrument No. 20071003-0117933.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 of Phase 2 Barnes Bend Estates RS10 Cluster Lot Subdivision, as recorded in Instrument No. 20060914-0114185.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050524-0058309.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140903-0080512.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050524-0058216.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3400 Turfway Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 21 DAY OF DECEMBER, 2022.

Adam Castellarin by Log C.E. Bell attorney in fact
Adam Castellarin by Logan Bell as Attorney-in-Fact

Colleen Castellarin by Log C.E. Bell attorney in fact
Colleen Castellarin by Logan Bell as 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, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM CASTELLARIN AND COLLEEN CASTELLARIN, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM CASTELLARIN AND COLLEEN CASTELLARIN.

Witness my hand and official seal, this the 21st of December, 2022.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Aimee Cain, 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 December 21, 2022.

Date

Aimee Cain

Affiant Signature

December 22, 2022

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

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