Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 955480 DEEDWARR
12/28/2022 10:11:28 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20221228-0133024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 13, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ricardo Antonio Castro Quintanilla and Jacqueline Carolina Aguilar De Castro	New Owner	183 05 0A 158.00
(NAME)	(NAME)	
5241 Catspaw Dr		
(ADDRESS)	(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, WE, **Karl E. Roller, Jr. and wife Leesa K. Roller**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ricardo Antonio Castro Quintanilla and Jacqueline Carolina Aguilar De Castro, husband and wife**, 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 in Davidson County, TN, being Lot No. 111 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl E. Roller Jr. and wife, Leesa K. Roller from Life Styles Homes, a Tennessee general partnership by Warranty Deed dated June 30, 1998 and recorded on July 6, 1998 in Book 11006, Page 279, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 5241 Catspaw Dr , 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 27th day of December, 2022.

Karl E. Roller, Jr.

Leesa K. Roller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Karl E. Roller, Jr. and wife Leesa K. Roller, 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 27th day of December, 2022.

Notary Public

My Commission Expires:

(SEAL)

