WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF February, 2023.

Notary Public

COMMISSION EXPIRES: ~~My Commission Expires~~ March 19, 2025

LOU ANNE POLLARD STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 966660 DEEDWARR
02/03/2023 11:54:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20230203-0008013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Castro Family Trust dated May 12, 2021	same	107 14 0A0 029.00
(NAME)	(NAME)	
8523 Heirloom Blvd	**8523 Heirloom Blvd**	
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046	**College Grove, TN 37046**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lindsey Erwin Holodnak, a/k/a Lindsey Holodnak, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael John Castro and Regina Chante Castro, Co-Trustees of The Castro Family Trust dated May 12, 2021,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 29 as shown on the Plan of Copperfield Terrace of record in Plat Book 6250, page 50, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey Erwin Holodnak, a/k/a Lindsey Holodnak, unmarried in Quitclaim Deed from James Ryan Holodnak, a/k/a James Holodnak, unmarried dated 10/29/2020 and recorded 03/24/2021 as Instrument Number 202103240039079 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Holodnak and Lindsey Holodnak, Husband and Wife in Warranty Deed from Adriane N. Haynes, unmarried dated 09/30/2016 and recorded 10/05/2016 as Instrument Number 201610050105056 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1278 Massman Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37217 (Postal Zip)

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. successors 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, successors 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 hand this 1st day of February, 2023.

Lindsey Erwin Holodnak aka Lindsey Holodnak

Lindsey Erwin Holodnak, aka Lindsey Holodnak

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lindsey Erwin Holodnak, aka Lindsey Holodnak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2023.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 1st day of February, 2023.

Ernest D. Bennett, III, Affiant — 02/01/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of February, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024