Karen Johnson Davidson County
Batch# 974251 DEEDWARR
02/27/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20230227-0013409

WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

HARTING-T23022

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF February, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua Steven Harting and Josue R. Oliva Castellanos,	Bond Mortgage, LLC ISAOA, ATIMA	81-15-131
1915 Formosa Street	1111 N. Maple Street	
Nashville, TN 37208	Murfreesboro, TN 37130	

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, I/we, **JILES RITCHIE, 50% UNDIVIDED INTEREST AND JASON STARLING, 50% UNDIVIDED INTEREST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JOSHUA STEVEN HARTING AND JOSUE R. OLIVA CASTELLANOS, JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of J.M., T.J., and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the Southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jiles Ritchie 50% undivided interest and Jason Starling 50% undivided interest by deed from Anchored Capital, LLC of record in Inst. No. 202209060099680, recorded on 09/06/2022, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1915 Formosa Street, Nashville, Tennessee 37208 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 24th day of February, 2023 :

Jiles Ritchie

Jason Starling

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JILES RITCHIE, 50% UNDIVIDED INTEREST AND JASON STARLING, 50% UNDIVIDED INTEREST, the bargainor(s), 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. Witness my hand and official seal at Sumner County, TN, this 24th day of February, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Lina Lehn, 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 2/24/2023 (date of document).

Affiant Signature

2/24/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024