WARRANTY DEED

Karen Johnson Davidson County
Batch# 985521 DEEDWARR
03/28/2023 10:14:47 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20230328-0022362

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-69

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Russell Young and Tiffany Young	NEW OWNER	042 15 0 106.00
(NAME) 7640 Buffalo Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lucio Castro and Joylynn Castro, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Russell Young and Tiffany Young, Husband and Wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot 29, Blair Heights Section Two, as shown on plat of record in Book 2133, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lucio P. Castro and wife, Joylynn Castro, by Quitclaim Deed from Lucio P. Castro, of record in Instrument No. 20110808-0060698, in the Register's Office of Davidson County, Tennessee, dated February 17, 2011 and recorded on August 08, 2011.

Being the same property conveyed to Lucio P. Castro, a Married Man, by Warranty Deed from Wayne Keith Witt and wife, Sherry Gail Witt, of record in Instrument No. 20110202-0009449, in the Register's Office of Davidson County, Tennessee, dated January 28, 2011 and recorded on February 02, 2011.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

BOX 10-A

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) all other matters of public record.

This is improved property located at 221 Linda Lane, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24th day of March, 2023.

GRANTOR:

Lucio Castro

Joylynn Castro

STATE OF TENNESSEE)

COUNTY OF Dickson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lucio Castro and Joylynn Castro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of March, 2023.

KATHRYN WINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 03-12-2025

Kathryn Winn
Notary Public

My Commission Expires: _____