Karen Johnson Davidson County
Batch# 1007582 DEEDWARR
05/25/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230525-0039548

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/23/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 9-7-26

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3536

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Martin Rivera Castillo and Yessica Valerio Gonzalez	**Pinnacle Bank**	147 08 0 103.00
4840 Torbay Drive	150 3rd Avenue South, Ste 900	
Nashville, TN 37211	Nashville, TN 37201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Orquidea Vicmary Blue, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Rivera Castillo and Yessica Valerio Gonzalez, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Lot No. 103 on the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Cartwright and wife, Mary Geraldine Cartwright, by deed dated 07/20/1961 and recorded 07/24/1961, from William C. Shadrake and wife, Jane H. Shadrake, of record in Book 3253, Page 311, and being further conveyed to Music City Holdings, LLC, a Texas limited liability company, by deed dated 02/16/2022 and recorded 03/01/2022, from Michael Wayne Cartwright, Conservator of the Estate of Mary Geraldine Cartwright, of record in Instrument No. 20220301-0022950, and being further conveyed to Orquidea Vicmary Blue, a married woman by deed dated 02/16/2022 and recorded 03/09/2022, from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220309-0027281, of the Public Records of Davidson County, Tennessee. Subject Property is not the marital residence of Grantor.

Property Address: 4840 Torbay Drive Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 4840 Torbay Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on May 23, 2023}.

Orquidea Vicmary Blue
Orquidea Vicmary Blue

STATE OF Virginia

COUNTY OF King William

Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Orquidea Vicmary Blue, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 23, 2023.

Notary Public

My Commission Expires: 10/31/2025

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Melissa Donovan Mitchell

REGISTRATION NUMBER
7899517
COMMISSION EXPIRES
October 31, 2025

Notarized online using audio-video communication

File #: 2023-3536

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 25, 2023 (date of document).

Affiant Signature

May 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023