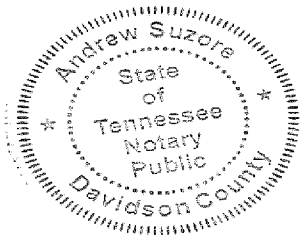
Karen Johnson Davidson County
Batch# 1016776 DEEDWARR
06/20/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230620-0046864



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Frances N. Potts	**Frances N. Potts**	**109-01-0-005.00**
828 Norwalk Drive	**1940 Dark Mills Road**	
Nashville, TN 37214	**Columbia, TN 38401**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David A. Castro, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Frances N. Potts, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page (s) 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to David Castro, a single man by Warranty deed from Harold E. Burdette and Katherine A. Burdette, husband and wife of record in Instrument No. 20210517-0066257 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 17, 2021. (Value of consideration shown in aforementioned deed $280,000.00)

This is improved property known as **828 Norwalk Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

LTC

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of June, 2023.

David A. Castro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David A. Castro, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of June, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001080-524

LTC

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 06/20/2023 (date of document).

Affiant Signature

06/20/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

