526

Karen Johnson Davidson County
Batch# 1018951 DEEDWARR
06/26/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230626-0048482

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $310,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of June 2023

Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Maria Araceli Castellanos
3853 Creekwood Circle,
Nashville, TN 37218

SEND TAX BILLS TO:
Maria Araceli Castellanos
3853 Creekwood Circle,
Nashville, TN 37218
MAP AND PARCEL NUMBER: Tax ID #: 05815008200

WARRANTY DEED

23NT00526

Effective the 15 Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EKRE of TN LLC, a Delaware Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Maria Araceli Castellanos, a married woman

Hereinafter called the GRANTEES, their 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. 61 Creek Wood North Subdivision, as of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to EKRE of TN LLC, a Delaware Limited Liability Company by General Warranty Deed from Cathy Jobe, a single person dated 08/20/2021 recorded 11/05/2021 in Document Number 20211105-0148488, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cathy Jobe a single person by Affidavit of Heirship from Ronald Parham (deceased) and wife Christine H. Parham (deceased) recorded in instrument number 20190130-0009003 in the ROD Office of Davidson County, Tennessee.

Being the same property conveyed to Ronald Parham and wife, Christine H. Parham from Barry Construction Company, by Warranty Deed dated 01/02/1980 and recorded 01/07/1980 in Book 5551, page 852, Register's Office for said County.

This is an improved property commonly known as: 3853 Creekwood Cir, Nashville, TN 37218-1806

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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of June, 2023

Edward J. Savidge, Esq, Authorized Signer, EKRE of TN, LLC

State of NY }
County of Nassau }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Edward J. Savidge, Esq**. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signer for **EKRE of TN, LLC** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15th day of June, 2023.

Notary Public

My commission expires: 9/7/2025

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/15/23 (date of document).

Affiant Signature

6/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025