Karen Johnson Davidson County
Batch# 1040788 DEEDWARR
08/21/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230821-0065034

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 107140A02900CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Jessica VanAusdall and Rice Lee Van Ausdall
1278 Massman Drive
Nashville, Tn 37217

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MICHAEL CASTRO, CO-TRUSTEE OF THE CASTRO FAMILY TRUST** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JESSICA VANAUSDALL, MARRIED, AND RICE LEE VAN AUSDALL, MARRIED, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 29, on the Plan of Copperfield Terrace, as shown by plat appearing of record in Book 6250, page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said unit, and shown in and described by the Master Deed for Copperfield Terrace Condominiums, appearing of record in Book 6326, page 790, in said Register's Office.

BEING the same property conveyed to Michael John Castro and Regina Chante Castro, Co-Trustees of The Castro Family Trust dated May 12, 2021, by Warranty Deed from Lindsey Erwin Holodnak, dated February 1, 2023, appearing of record in Instrument No. 20230203-0008013, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1278 Massman Dr, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of August, 2023.

The Castro Family Trust

BY: _____
Michael Castro Co-**Trustee**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael Castro, Co-Trustee of The Castro Family Trust, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4.19.25

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 10 day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4.19.25

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

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Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 8-16-23 (date of document).

Affiant Signature

8-16-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-24

NOTARY'S SEAL

