WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042093 DEEDWARR
08/24/2023 10 18 16 AM 2 pgs
Fees $13 00 Taxes $1,424 50

20230824-0066220

File No TJ-23-5053

HILLARY MONROE SMITH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Taylor Hudnall	NEW OWNER	
(NAME)	(NAME)	
1908 Salem Mason Drive		081-06-0-213 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Natalie Morgan-Longeway Castaneda, FKA Natalie Longeway, and Eduardo Estupinan Castaneda, married and Cathy Longeway, married.** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Hudnall, an unmarried woman**. HEREINAFTER CALLED THE GRANTEE, 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. 35 on the Plan of Cumberland Gardens, Section Five, of record in Plat Book 3300, Page 37, 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 Natalie Longeway, married and Cathy Longeway, married, as joint tenants with rights of survivorship, by Warranty deed from 1242 Property Solutions, a Tennessee limited liability company of record in Instrument No. 20200521-0053127 Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on May 21, 2020. Natalie Longeway subsequently married Eduardo Estupinan Castaneda and is now known as Natalie Morgan-Longeway Castaneda.

The subject property was not a personal residence of the Grantor, Cathy Longeway.

This is property more commonly known as:
1908 Salem Mason Drive, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with 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 is 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/our hand this 22nd day of August, 2023.

Natalie Morgan-Longeway Castaneda

Eduardo Estupinan Castaneda

Cathy Longeway by Natalie Morgan-Longeway Castaneda, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2023, before me personally appeared Natalie Morgan-Longeway Castaneda and Eduardo Estupinan Castaneda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2023.

Notary Signature
My commission expires. 10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Natalie Morgan-Longeway Castaneda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Cathy Longeway, and that this instrument was executed on behalf of the said Cathy Longeway for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20230824-0066219, in the Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal this 22 day of August, 2023

NOTARY PUBLIC

My Commission Expires:
10/10/26

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires