WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056244 DEEDWARR
10/02/2023 02 19 09 PM 2 pgs
Fees $13 00 Taxes $2,849 00

20231002-0077317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000 00

Janice Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF September, 2023

Debra Leist
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy Oluwapelumi Adegoke and Susannah N Adegoke	First Horizon Bank, a Tennessee banking Corporation	
(NAME)	(NAME)	128-16-0B-015.00-CO
309 Pinnacle Place	165 Madison Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis TN 38103	
(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, WE, **BRUCE W. CASTLEMAN AND WIFE, MARY JANICE CASTLEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY OLUWAPELUMI ADEGOKE AND SUSANNAH N. ADEGOKE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 15 on the Plan of P.U.D. Boundary and Final Subdivision of Phase Five, Summit Oaks, a Planned Unit Development and Re-subdivision of Lots 3 and 4 Hickory Hills Village Park, a Planned Unit Development, of record in Instrument No. 20040112-0004660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bruce W. Castleman and wife, Mary Janice Castleman by Warranty Deed from French River Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060330-0036065 Register's Office for Davidson County, Tennessee, dated March 27, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 309 Pinnacle Place, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 28th day of September, 2023

Bruce W Castleman

BRUCE W CASTLEMAN

Mary Janice Castleman

MARY JANICE CASTLEMAN

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 Bruce W Castleman and Mary Janice Castleman, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 28 day of September, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires 10/2/23

Notary Public