Karen Johnson Davidson County
Batch# 1065989 DEEDWARR
10/30/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20231030-0084513

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 27th day of October, 2023.

Notary Public
My commission expires: 9-21-24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Castagna	New Owner	119-12-0 041.00
730 Cameo Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF BILLY DOUGLAS CARTER, LORI MICHELLE LEWIS, INDIVIDUALLY, AND STEVEN DOUGLAS CARTER, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL CASTAGNA AND ADONNYA FAITH CASTAGNA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Battlewood Subdivision, Section 1, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 70 feet on the northeasterly side of Cameo Drive and runs back between lines measuring 334.83 feet on the northwesterly line and 384.12 feet on the southeasterly line to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to Billy Douglas Carter and wife, Barbara J. Carter, by deed dated 09/21/1972, from Thomas L. Mansfield and wife, Marie Mansfield, of record in Book 4641, page 120, Register's Office for said County.

The said Barbara J. Carter having since died leaving Billy Douglas Carter as the surviving tenant by the entirety.

The said Billy Douglas Carter having since died intestate on 07/18/2023. Lori Michelle Lewis was appointed to serve as Administrator; see Probate Case Number 23P1652, Davidson County, Tennessee.

See Affidavit of Heirship of record in ___20231030008451 2____, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 730 Cameo Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SOC
LML

Witness my hand this the 27th day of October, 2023.

Estate of Billy Douglas Carter

Lori Michelle Lewis, Administrator

Lori Michelle Lewis, Administrator

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Michelle Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Administrator of the within named bargainor an Estate, and that she, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Lori Michelle Lewis as such Administrator.

Witness my hand and official seal the 27th day of October, 2023.

JOHN C. ELROD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
7/19/2024

Notary Public

Witness my hand this the 27th day of October, 2023.

Lori Michelle Lewis

Steven Douglas Carter

Steven Douglas Carter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori Michelle Lewis and Steven Douglas Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2023.

My commission expires:
7/19/2024

Notary Public

JOHN C. ELROD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-27-23

Affiant Signature

10-30-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY