Karen Johnson Davidson County
Batch# 1072709 DEEDWARR
11/16/2023 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20231116-0089455

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$424,000.00**

Subscribed and sworn to before me this 14th day of November, 2023.

Notary Public **Affiant**
My Commission Expires: 11.17.24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
German L. Castillo Chicas **4041 Matilda Street** **Nashville, TN 37207**	Same as New Owner	**041-04-0-033.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Steven Lee Newell, Jeffrey Lane Newell and Steven Lee Newell, Executor of the Estate of Willard D. Newell**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **German L. Castillo Chicas and Norma Arely Ayala Amaya, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Dalemere Subdivision of record in Book 3300, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, more particularly described as follows:

Beginning at an iron pin in the easterly margin of Matilda Street on a slight curve; thence northerly, with said easterly margin of Matilda Street; 75.03 feet to a concrete monument; thence through said monument continuing with said easterly margin of Matilda Street, 100 feet to an iron pin; thence South 59° 23' 30" East 260 feet to an iron pin; thence South 34° 41' 30" West 141.22 feet through two iron pins to an iron pin; thence North 67° 15' 30" West 247.5 feet to the point of beginning.

Being the same property conveyed to Willard D. Newell and wife, Virginia L. Newell by Warranty Deed from Donald E. Mulhearn and wife, Ruth E. Mulhearn of record in Book 4111, page 405, Register's Office for Davidson County, Tennessee, dated February 25, 1967 and recorded on March 14, 1967.

Virginia L. Newell died on or about August 11, 2011, leaving Willard D. Newell, as surviving tenant by the entirety.

Willard D. Newell died testate on or about June 26, 2023, his Last Will and Testament duly entered for probate in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, bearing Docket No. 23P1570 devising said real property to his two sons, Steven Lee Newell and Jeffrey Lane Newell.

This is improved property known as: 4041 Matilda Street, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th day of November, 2023.

Steven Lee Newell

Steven Lee Newell

Steven Lee Newell, as Executor of the Estate of Willard D. Newell

Steven Lee Newell, as Executor of the Estate of Willard D. Newell

Jeffrey Lane Newell

Jeffrey Lane Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Steven Lee Newell and Jeffrey Lane Newell,** 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 14th day of November, 2023.

My Commission Expires: 1/31/26

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park**, a Notary Public in and for said County and State, **STEVEN LEE NEWELL, EXECUTOR OF THE ESTATE OF WILLARD D. NEWELL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Executor of the Estate of Willard D. Newell, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14TH day of November, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, _____, 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

11/14/23
Date

_____
Affiant Signature

11/27/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2023.

_____
Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY