WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $381,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/04/2023. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1078708 DEEDWARR
12/05/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20231205-0093905

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4677

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Eddie Castaneda	New Owner	136-14-0-144.00
525 Bluewater Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nashville Blessed Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eddie Castaneda, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 92 on the Plan of Revised, Castlegate, Section 2-A of record in Plat Book 5200, Page 10, 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 Donald Lewis Tate and wife Jo Ann Tate by Warranty Deed from Michael D. Parker and wife Betty K. Parker of record in Book 6880, page 241, Register's Office for Davidson County, Tennessee, dated May 30, 1986 and recorded on June 09, 1986.

Being the same property conveyed to Donald Lewis Tate Revocable Living Trust by Quitclaim Deed from Donald Lewis Tate and wife, Jo Ann Tate of record in Instrument No. 20081126-0115698 Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on November 26, 2008.

The said Donald Lewis Tate, trustee of the Donald Lewis Tate Revocable Living Trust, passed away August 9, 2023, leaving Lorie Ann Hoyle and Barbara Ann Tate as Co-Successor Trustees pursuant to the Declaration of Trust dated November 13, 2008.

Being the same property conveyed to Mustafa Al Attraqchi, a married man by Warranty Deed from Lorie Ann Hoyle and Barbara T. Hunter, Co-Successor Trustees of Donald Lewis Tate Revocable Living Trust dated November 13, 2008 of record in Instrument No. 20231016-0080898 Register's Office for Davidson County, Tennessee, dated October 06, 2023 and recorded on October 16, 2023.

Being the same property conveyed to Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mustafa Al Attraqchi, a married man of record in Instrument No. 20231106-0086819 Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on November 06, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 525 Bluewater Drive Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 4, 2023.

Nashville Blessed Homes, LLC, a Limited Liability Company

By: _____
Mustafa Al Attraqchi

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mustafa Al Attraqchi, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Nashville Blessed Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that Mustafa Al Attraqchi as such Member executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal, this December 4, 2023.

_____
Notary Public

My Commission Expires: 03/02/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2023-4677

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec. 4, 23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

December 4, 23

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of Dec, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026