Karen Johnson Davidson County
Batch# 1081606 DEEDWARR
12/13/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,885.26
20231213-0096300

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $779,800.00

Affiant

Subscribed and sworn to before me, this 12 day of December, 2023.

Notary Public
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luis Carlos Castellanos **Tristain Rae Castellanos**	**Same as New Owners**	**091 09 2K 001.00**
565A Stevenson St		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Leverick Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tristain Castellanos and Luis Castellanos, wife and husband

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 Unit A, 565A and 565B Stevenson Street Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit B of Declarations of Covenants, Conditions, and Restrictions for 565A and 565B Stevenson Street Townhomes, of record in Instrument No. 20220627-0073069, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Leverick Homes, LLC, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated April 18, 2022, of record in Instrument No. 20220427-0048434, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 565A Stevenson St, Nashville, TN 37209.

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 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.

Date: 12/12/23

Leverick Homes, LLC
By: Kevin Criswell, Authorized Agent

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kevin Criswell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Authorized Agent of Leverick Homes, LLC and that he is authorized by Leverick Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of December, 2023.

Jennifer Russell
NOTARY PUBLIC

My Commission Expires: 03/01/2025



Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 12, 2023**.

Affiant Signature

December 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

13th day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

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