RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

20231413R

Karen Johnson | Davidson County
Batch # 1092902 | DEEDWARR
01/23/2024 01:35:28 PM | 2 pgs
Fees: $13.00 Taxes: $7,955.00

20240123-0004206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00

Affiant

Subscribed and sworn to before me, this the 19 day of January, 2024.

My Commission Expires 10/4/27

Notary Public

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John Nelson Trustee of the 1031 Tyne Trust John Nelson	New owner	**158-03-0-003**
2001 Cromwell Drive		
Nashville, TN 37215		

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, WE,

Linda Casto, Trustee of the Casto Bypass Trust

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

John Nelson, Trustee of 1031 Tyne Trust

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page (s) 61 and 62, 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 Ronald H. Casto and Linda Casto, Trustee of the Casto Living Trust dated November 01, 2007 by Quitclaim Deed from Ronald H. Casto of record in Instrument No. 20160216-0014505 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 16, 2016.

Being the same property conveyed to Linda Casto, Trustee of the Casto Bypass Trust, which was created under and pursuant to the Casto Living Trust dated November 01, 2007 by Quitclaim Deed from Linda Casto, Trustee of the Casto Living Trust dated November 01, 2007 of record in Instrument No. 20210726-0100194 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 26, 2021. Said Quitclaim deed was corrected with Quitclaim Deed of Correction recorded in Instrument No. 20240123-0004206 on Jan 23 2024 in Register's office for said Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2001 Cromwell Drive, Nashville, TN 37215.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 17th day of January, 2024:

Casto Bypass Trust

By Linda Casto, Trustee
Linda Casto, Trustee

STATE OF AZ)
)
COUNTY OF Maricopa)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Linda Casto , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Linda Casto Bypass Trust, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 17TH day of January, 2024.

My Commission Expires: 5-10-2024

Notary Public

ANGEL TRINIDAD
Notary Public - Arizona
Maricopa Co. / #581540
Expires 05/10/2024