Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-24-487

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1105142 DEEDWARR
02/28/2024 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240228-0013460

Address of New Owner	Send Tax Bills To:	Map & Parcel
Purple Peacock Properties, LLC 10300 Twin Bridges Drive East, TN 38028	NEW OWNER 10300 Twin Bridges Drive East, TN 38028	007-00-0219.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Francisco Menjivar, single and Karla Castellanos Paz, single

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Purple Peacock Properties, LLC, a Tennessee Limited Liability Company

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 Lot No. 2 on the Plan of The Final Plat of Maple Leaf Subdivision of record in Plat at Instrument No. 20060721-0088288, 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 Francisco Menjivar and Karla Castellanos Paz by Warranty Deed from Jennifer Hehl Webb and Jacob Webb, wife and husband of record in Instrument No. 20210819-0112149 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 19, 2021. The said Francisco Menjivar and Karla Castellanos Paz having since divorced (Probate Case 22D1179, Davidson County TN) the said Kala Castellanos Paz now known as Karla Yasmin Castellanos.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1569 Springfield Highway, Goodlettsville, TN 37072

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 so 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 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 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.

Dated this the 26th day of February, 2024.
Karla Yasmin Castellanos

Karla Yasmin Castellanos

- See page 3 of deed

Francisco Menjivar

STATE OF Texas

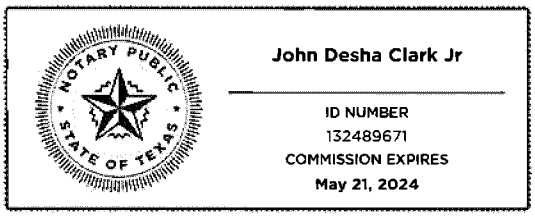
COUNTY OF Tarrant

On this 26th day of February, 2024, before me personally appeared Karla Yasmin Castellanos to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2024.

Notary Signature
My commission expires: 05/21/2024

Notary Public, State of Texas



Electronically signed and notarized online using the Proof platform.

Dated this the 26 day of February, 2024.

Francisco Menjivar

STATE OF TN

COUNTY OF Sumner

On this 26 day of February, 2024, before me personally appeared Francisco Menjivar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of February, 2024.

Notary Signature
My commission expires: 12/1/27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 2/26/24.

Affiant Signature – Joshua A. Terry

2/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27