Karen Johnson Davidson County
Batch# 1114937 DEEDWARR
03/25/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240325-0020624

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2024.

Notary Public

My commission expires: 7-23-27

Gregory D. Wagner
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Maritza C Castro	Maritza C Castro	172-12-0D-420.00-CO
7235 Althorp Way #T4	7235 Althorp Way #T4	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jack D. Tipton and Deborah L. Tipton, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Maritza C Castro, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit T-4 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, the Town Center Homes), of record as Instrument No. 20050324-0032209, as amended and shown on Exhibit A and B-2 of Instrument No. 20050815- 0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, the Town Center Homes at Lenox Village, of record as Instrument No. 20050322- 0031182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack D. Tipton and Deborah L. Tipton, husband and wife by Warranty Deed from William E. Conn, married of record in Instrument No. 20200728-0082845 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 28, 2020.

This is improved property known as **7235 Althorp Way #T4, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2024.

Jack D. Tipton

Deborah L. Tipton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack D. Tipton and Deborah L. Tipton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of March, 2024.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 24-000444-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/22/2024 (date of document).

Affiant Signature

3/25/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County