Karen Johnson Davidson County
Batch# 1138723 DEEDWARR
05/23/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20240523-0038616

Name and Address of New Owner:
Faustino Dealmonte Castillo
4807 Shirmar Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134-13-0-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maria L. Valdivia Arguello, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Faustino Dealmonte Castillo, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, Page(s) 34, 35, and 36, 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 Maria L. Valdivia Arguello, an unmarried woman, by Warranty Deed dated August 19, 2019 from Ismail Niemat Kucher and Haibat Hasan Sindy, husband and wife, recorded August 27, 2019 in Instrument No. 20190827-0086319 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2024.

Maria L. Valdivia-Arguello (SEAL)
Maria L. Valdivia Arguello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2024, before me personally appeared Maria L. Valdivia Arguello, 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 17th day of May, 2024.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/2/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $428,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this ~~17th~~ 23 day of May, 2024.

Notary Public
My commission expires: 03/01/2025
File No. 2024-6878-RS

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/17/24 (date of document).

Jennifer Russell
Affiant Signature

5/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

