Karen Johnson
Batch # 1141678
06/03/2024 02:37:28 PM
Fees: $13.00 Taxes: $1,331.63
Davidson County
DEEDWARR
2 pgs
20240603-0041264

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of MAY, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Priscilla Castillo		149-6-147.00
(NAME)	(NAME)	
5101 Pebble Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240783

For and 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, **Drew P. Storm, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Priscilla Castillo, an unmarried woman,** 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. :

Certain real property situate in the 29th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 64 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, page 419, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Cynthia H. Greene and Drew P. Storm, as tenants in common with right of survivorship, by Warranty Deed from Donna M. Whitmore, unmarried, dated 12/28/2015 and filed of record in Instrument No. 20151228-0129808, Register's Office for Davidson County, Tennessee. Cynthia H. Greene having since married Drew P. Storm and is known as Cynthia H. Storm. The said Cynthia H. Storm having died on or about 09/20/2022, leaving the said Drew P. Storm, the surviving tenant by the entirety and sole owner of said land.

Cynthia H. Greene, Cynthia H. Storm and Cynthia Hogan Storm are one and the same person.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Book 7981, page 478; Book 8038, page 838; Book 8313, page 17 and Book 9237, page 1, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Sewer easement appearing of record in Book 6881, page 320, Register's Office for said County.

Easement appearing of record in Book 1207, page 529, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5101 Pebble Creek Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RRR-24-5101

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of May 2024.

Drew P. Storm

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Drew P. Storm, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of May, 2024.

Notary Public
My Commission Expires: 4/26/26

