Karen Johnson Davidson County
Batch# 1143967 DEEDWARR
06/06/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240606-0042434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brenden Castile and Mayme Castile	Ameris Bank	Parcel ID: 053-03-0-303.00
(NAME) 1509 Elliston St.	(NAME) 1450 Parkway Place Suite 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Taylor Roper, a married woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brenden Castile and Mayme Castile, husband and wife,** 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. 234 on the Plan of Section "C" Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County.

Said Lot front 57 feet on the east side of Elliston Street and runs back 69.9 feet on the south line and 70.2 feet on the north line, to a dead line and measures 57 feet thereon.

Being the same property conveyed to Taylor Roper and Craig A. Roper from Stacy Gee and Christopher M. Gee, husband and wife by Warranty Deed dated October 27, 2020 and recorded on October 29, 2020 in Instrument No. 20201029-0125776, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Taylor Roper from Craig A. Roper by Quitclaim Deed dated June 11, 2021 and recorded on June 22, 2021 in Instrument No. 20210622-0083855, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1509 Elliston St., Old Hickory, TN 37138

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 do 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.

Witness our hands this 3rd day of June, 2024

Taylor Roper

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Taylor Roper, an unmarried woman, 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 and official seal, this the 3rd day of June, 2024.

Notary Public

My Commission Expires: 11/27/2027

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/3/24 (date of document).

Affiant Signature

6/6/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY