G #37363-5

Box #14

WARRANTY DEED

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**

Affiant

Subscribed and sworn to before me, this 21st day of June, 2024.

Notary Public

My commission expires: 9-7-2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1149782 DEEDWARR
06/24/2024 12:47:28 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20240624-0046788

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adir Shalev	**"NEW OWNER"**	**053-08-0-110.00**
120 Winding Way		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Castillo Management Co., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adir Shalev, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 21, Dabbs & Elliot Subdivision, as shown on plat of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Julian Castillo Camacho by Warranty Deed dated March 26, 2019, from Jason Bockman, married, of record in Instrument No. 20190328-0027941, Register's Office for Davidson County, Tennessee. The said Julian Camacho Castillo, a married man, having conveyed said property to Castillo Management Co., a Tennessee corporation, by Quitclaim Deed dated July 6, 2023, of record in Instrument No. 20230707-0052126. And further see Scrivener's Affidavit of record in Instrument No. 20240624-0046787 **, said Register's Office.**

THE property conveyed herein is not the place of residence of the Grantor.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (_X_) Unimproved (___) property, known as: **405 28th Street, 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 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 my/our hand(s) this **21st** day of **June, 2024.**

Castillo Management Co., a Tennessee Corporation

By: Julian Castillo
Julian Castillo, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, personally appeared, **Julian Castillo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Castillo Management Co.,** the within named bargainor, a Tennessee corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Julian Castillo**, as **President.**

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **June, 2024.**

M Boyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON