Karen Johnson Davidson County
Batch# 1153780 DEEDWARR
07/02/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240702-0049929

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Castelluccio **Keyna Castelluccio**	New Owner	**11806016500**
6062 Bethany Blvd		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ever Joyce Whitehorn Joseph, Successor Trustee of the Gertrude L. Giles Special Needs Trust

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

Nicholas Castelluccio and Keyna Castelluccio, 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. 1, Resubdivision of Lot No. 9, Melrose Shopping Center (Battlefield Estates, Section 1), of record in Plat Book 8250, Page 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ever Joyce Whitehorn Joseph, Successor Trustee of the Gertrude L. Giles Special Needs Trust, by Quitclaim Deed by Executor from Ever Joyce Whitehorn Joseph, Executor of the Estate of Raymond Giles, dated September 12, 2016, of record in Instrument No. 20160919-0097978, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2920 Vaulx Ln, Nashville, TN 37204.

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 in 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.

Ever Joyce Whitehorn Joseph Date: 7-1-24
The Gertrude L. Giles Special Needs Trust
By: Ever Joyce Whitehorn Joseph, Successor Trustee

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Ever Joyce Whitehorn Joseph with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Successor TRUSTEE OF The Gertrude L. Giles Special Needs Trust and that she is authorized by The Gertrude L. Giles Special Needs Trust to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 11-17-24

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 7/1/24 (date of document).

Jennifer Russell
Affiant Signature

7/2/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

