Name and Address of New Owner:
Fernando Castellanos
6915 Riverwalk Blvd
Murfreesboro, TN 37130

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24060910

Map and Parcel: 059 05 0 179.00

Karen Johnson Davidson County
Batch# 1162118 DEEDWARR
07/25/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $789.21
20240725-0056162

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlie F. Buchanan (erroneously showing Charlie A. Buchanan on the prior deed) and Felicia J. Buchanan, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fernando Castellanos**, hereinafter called the GRANTEE, his 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. 157 on the Plan of BUENA VISTA ESTATES, SECTION 5, of record in Plat Book 4460, Page 22, 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 Charlie A. Buchanan and Felicia J. Buchanan, husband and wife, by Warranty Deed from Debra A. Powell and Gregory Powell, husband and wife, of record in Instrument No. 20050928-0116598, in the Register's Office of Davidson County, Tennessee, dated September 19, 2005 and recorded on September 28, 2005.

This conveyance is subject to the following:Covenants, Conditions and Restrictions as set forth in Restrictiv e Covenants recorded in Book 4512, Page 694; All matters shown on the plat of BUENA VISTA ESTATES, SECTION 5, as recorded in Plat Book 4460, Page(s) 22, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4135 Farmview Drive, Nashville, TN 37218

WITNESS our hand this 23rd day of July, 2024.

Charlie F. Buchanan

Felicia J. Buchanan

State of Tennessee

County of Davidson

Personally appeared before me, Charlie F. Buchanan and Felicia J. Buchanan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd of July, 2024.

Notary Public
My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,300.00.

Affiant Signature

Subscribed and sworn to before me, this 23rd day of July, 2024.

Notary Public
My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/23/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of July, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 03/15/2025