Karen Johnson Davidson County
Batch# 1168321 DEEDWARR
08/13/2024 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240813-0060945

Prepared by and
After Recording Return to:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Lori Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024.

annemarie Cain
Notary Public
My Commission Expires: 12-22-2025

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Kevin E. Castillo 333 Dunalie Ct Nashville, TN 37217	New Owner	Tax Map(s): 119-15-0 Parcel(s): 001

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
CHARLES WALKER, UNMARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KEVIN E. CASTILLO AND MARA O. RIVERA, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 part of Lot No. 15 on the plan of Section Two, Mashburn Heights, of record in Book 1835, Page 93, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 15, which is a corner lot, fronts 147.17 feet on the southerly margin of Briley Parkway (Thompson Lane) and fronts 137.30 feet on the easterly margin of Mashburn, said frontages being joined by a curve having a length of 8.85 feet, and extends back 153.8 feet on the southerly line and 187.80 feet on the easterly line to a point of intersection, and being the remaining portion of said Lot No. 15 subsequent to the conveyance of a small portion of the northerly part thereof to The Metropolitan Government of Nashville and Davidson County by deed of record in Book 3614, Page 299, said Register's Office.

BEING the same property conveyed to Charles Walker, unmarried, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2002, Morgan Stanley ABS Capital I Inc. Trust 2002-HE3, dated 1/9/2007 and recorded 1/29/2007 in Instrument No. 20070129-0011493, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 69 Thompson Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of August, 2024.

Charles Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Charles Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 of August, 2024.

Notary Public

My Commission Expires: 10/17/2026

(SEAL)

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Certificate of Authenticity

I, Aimee Cain, 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 August 5, 2024.

Date

Aimee Cain

Affiant Signature

August 8, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY