WARRANTY DEED

Karen Johnson Davidson County
Batch# 1191341 DEEDWARR
10/09/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20241009-0078469

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00.**

Steven James Tracy
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 9TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/1/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 300924

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Steven James Tracy 251 Cedarview Drive Antioch, TN 37013	Same	162-13-0-217.00

For and in consideration of the sum of Four Hundred Ten Thousand And 0/100 ($410,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

DAVID CASTRO, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

STEVEN JAMES TRACY, AN UNMARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 1 on the Plan of Monte Carlo Estates, Section 2-D, of record in Book 4955, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to David Castro, an unmarried man by Warranty Deed from Tami J. Gallupe, unmarried woman a 10% undivided interest and Palmer Gallupe, an unmarried man a 90% undivided interest, dated 4/15/2022, recorded 4/28/2022, Instrument No. 20220428-0049334, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 251 Cedarview Drive, Antioch, TN 37013.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR DAVID CASTRO, AN UNMARRIED MAN to STEVEN JAMES TRACY, AN UNMARRIED MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 251 CEDARVIEW DRIVE, ANTIOCH, TN 37013.]

Witness our/~~my~~ hand on the ~~9th~~ day of October, 2024.

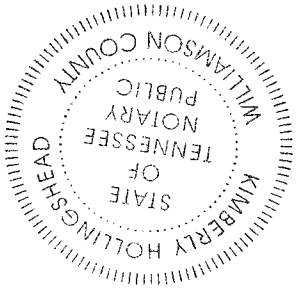
David Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Castro, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2024.

Notary Public
My Commission Expires: 2/17/27



I, Sheri Engel, 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 this 9th day of October, 2024

Sheri Engel

Dated _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of October, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY