Karen Johnson Davidson County
Batch# 1207101 DEEDWARR
11/20/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20241120-0090407

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 $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2024.

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
Gopi Sundararajan and Abirami Adhimoolam 1343 Jasmin Park Dr Brentwood, TN 37027	Gopi Sundararajan and Abirami Adhimoolam 1343 Jasmin Park Dr Brentwood, TN 37027	133-15-0A-032.00 CO 133-15-0A-036.00 CO 133-15-0A-047.00 CO

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,
KEVIN E CASTILLO,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
GOPI SUNDARARAJAN AND ABIRAMI ADHIMOOLAM,
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:

Tract 1 - 320 Welch Rd Unit F-4 Nashville, TN

LAND in Davidson County, Tennessee, being Unit F-4, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Kevin E. Castillo by Quitclaim Deed from Charles Burridge, Trustee of the F4 Pagoda Land Trust, dated 10/17/2017 and recorded 10/25/2017 in Instrument No. 20171025-0109651, Register's Office for Davidson County, Tennessee. Also see Affidavit of Scrivener's Error dated 12/5/2017 and recorded 12/11/2017 in Instrument No. 20171211-0126251, said Register's Office.

Tract II: 320 Welch Rd Unit F-8 Nashville, TN

LAND in Davidson County, Tennessee, being Unit F-8, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed.

Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Kevin E. Castillo by Quitclaim Deed from Charles Burridge, Trustee of the F8 Pagoda Land Trust, dated 10/17/2017 and recorded 10/25/2017 in Instrument No. 20171025-0109655, Register's Office for Davidson County, Tennessee. Also see Affidavit of Scrivener's Error dated 12/5/2017 and recorded 12/11/2017 in Instrument No. 20171211-0126251, said Register's Office.

Tract III - 320 Welch Rd Unit H-3 Nashville, TN

LAND in Davidson County, Tennessee, being Unit H-3, on the Plan of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to Kevin Castillo by Warranty Deed from Timothy D. Clay and wife, Regina G. Clay, dated 9/5/2021 and recorded 9/29/2021 in Instrument No. 20210929-0130479, Register's Office for Davidson County, Tennessee.

Said property has been investment only and has never been the primary marital residence of Kevin E. Castillo. Kevin E. Castillo and Kevin Castillo are one and the same person.

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: 320 Welch Rd Units F4, Nashville, TN 37211, 320 Welch Rd Unit F8, Nashville, TN 37211 and 320 Welch Rd Unit H3, 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 18 day of November, 2024.

Kevin E Castillo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Kevin E. Castillo, 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 18 of November 2024.

Notary Public

My Commission Expires:

(SEAL)

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

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 November 18, 2024.

Date

Aimee Cain

Affiant Signature

November 19, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of November, 2024.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

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