Karen Johnson Davidson County
Batch# 1220175 DEEDWARR
12/27/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241227-0100058

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-5753

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of December, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karla Aular Castillo 2641 Mossdale Drive Nashville, TN 37217	New Owner	135-16-0-017

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,

Rustin Crawford and Hether Crawford, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karla Aular Castillo

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 596 on the Plan of Edge-O-Lake Estates, Section 13 as of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot 596 fronts 83.49 feet on the Westerly margin of Mossdale Drive and runs back 142.12 feet on the Southerly margin and 140.14 feet on the Northerly margin to a dead line in the rear on which it measures 73.76 feet.

Being the same property conveyed to Rustin Crawford and wife, Hether Crawford by Warranty Deed from Donald A. Thigpen and wife, Peggy S. Thigpen of record in Instrument No. 20011029-0117708 Register's Office for Davidson County, Tennessee, dated October 25, 2001 and recorded on October 29, 2001.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 2641 Mossdale Drive, Nashville, TN 37217

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 so 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 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 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.

Dated this the 16 day of December, 2024.

Rustin Crawford

Hether Crawford

STATE OF FLORIDA
COUNTY OF ~~SUMNER~~ ST JOHNS (AE)

On this 16TH day of December, 2024, before me personally appeared Rustin Crawford and Hether Crawford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16TH day of December, 2024.

Notary Signature
My commission expires:

ANDREW E HURLEY
Notary Public-State of Florida
Commission # HH 469603
My Commission Expires
January 07, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 12/16/24.

Affiant Signature – Joshua A. Terry

12/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27