Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Warranty Deed

Karen Johnson Batch # 1230252 01/27/2025 09 58 20 AM Fees $13 00 Taxes $1,775 63 20250127-0005971 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $479,900 00 Affiant Subscribed and sworn to before me, this the 23rd day of January, 2025 Notary Public My commission expires

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers.
Benjamin Neal Rastelli Gary Rastelli	New Owner	120-14-0-001 00
1234 Currey Road		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOLLY HUEZO AND WILLIAM HUEZO, CO-TRUSTEES OF JCL TRUST DATED DECEMBER 28, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN NEAL RASTELLI, AN UNMARRIED MAN, AND GARY RASTELLI, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 203, on the plan of Airport Estate Annex, of record in Book 1130, Page 88, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said lot No 203 Fronts 100 feet along the Northerly margin of Currey Road and extends back 497.1 feet along the Westerly line and extends back 499.3 feet on the Easterly line to a dead line in the rear measuring 100 feet thereon

Being the same property conveyed to Tammy C Barnhill, an unmarried person by Warranty Deed from Woodard H. Frost, a single person dated May 21, 2008 and recorded May 30, 2008 in Instrument No. 20080530-0054973, Register's Office of Davidson County, Tennessee.

Tammy C. Barnhill having become deceased on or about July 26, 2023.

Affidavit of Heirship recorded in Instrument No. 20230817-0064125, and Instrument No. 20230817-0064126, Register's Office of Davidson County, Tennessee; stating that heir at law is Geneva Doris Barnhill (mother to Tammy C. Barnhill, deceased).

Being the same property conveyed to JCL Trust by Warranty Deed from Geneva Doris Barnhill, heir at law of the Estate of Tammy C. Barnhill of record in Instrument No. 20240112-0002728 Register's Office for Davidson County, Tennessee, dated January 08, 2024 and recorded on January 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1234 Currey Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of January, 2025

JCL Trust dated December 28, 2023

By: _____
Holly Huezo, Co-Trustee

By: _____
William Huezo, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Holly Huezo and William Huezo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the JCL Trust dated December 28, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of January, 2025.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025