Karen Johnson Davidson County
Batch# 1240609 DEEDWARR
02/25/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20250225-0013983

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-25-8736

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Doran Aerni and Carson Liebling Taylor	**New Owner**	
(NAME) 305B Urban Place	(NAME)	083-07-0X-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephany Lauren Castleberry, married and Diane J. Castleberry, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Doran Aerni and Carson Liebling Taylor, as joint tenants**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 305B of 305 Urban Place Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 305 Urban Place Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151110-0114578, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 305 Urban Place Cottages, a Horizontal Property Regime with Private Elements , contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151110-114578 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a par hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephany Lauren Castleberry, unmarried and Diane J. Castleberry, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Two JS LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170523-0051127 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 23, 2017. Stephany Lauren Castleberry subsequently married to Christopher Bristol and joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein.

This is property more commonly known as 305 B Urban Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 13 day of February, 2025.

Stephany Lauren Castleberry

Christopher Bristol

Diane J. Castleberry

STATE OF ALASKA
~~COUNTY OF~~ 3rd Judicial District

On this 13 day of February, 2025, before me personally appeared Stephany Lauren Castleberry, Christopher Bristol and Diane J. Castleberry, 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 13 day of February, 2025.

Notary Signature
My commission expires:

State of Alaska
NOTARY PUBLIC
Ashley Copley
My Commission Expires May 12, 2027

AD-25-8236 Warranty Deed

Certificate of Authenticity

I, Adde Dilworth, 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 **February 13, 2025**.
Date

Affiant Signature

02/13/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **13th** day of **February**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026