This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 25th day of March, 2025.

Notary Public
My commission expires: 9/15/27

Karen Johnson Davidson County
Batch# 1254970 DEEDWARR
04/02/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250402-0024864

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Natalie Castaneda	LoanUnited.com, LLC	080-08-0-176.00
3226 Lagrange Dr.	3150 Holcomb Bridge Road	
Nashville, TN 37218	Norcross, GA 30071	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM D. KAY, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NATALIE WILLIAMS CASTANEDA AND DAVID CASTANEDA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 149, Section Three, Bordeaux Hills, as shown on plat of record in Plat Book 3600, Page 34, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William D. Kay, an unmarried man, by deed dated 07/20/2021, from OP SPE TPA1, LLC, a Delaware limited liability company, of record in Instrument No. 20210809-0106595, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3226 Lagrange Dr., Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of March, 2025.

William D. Kay

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Kay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3/25/25.

Affiant Signature – Joshua A. Terry

4/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27