WARRANTY DEED

File No. CR-25-10283

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 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
Alaysa Appell and Ryan Appell	NEW OWNER	
(NAME)	(NAME)	091-06-0-051-00
918 Marilyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1300430 DEEDWARR
07/21/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250721-0057413

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, **Kimberly Dawn Presley and Patricia Ann Johnson, Co-Executors of The Estate of Velma C. Castleman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alaysa Appell and Ryan Appell, wife and husband**, 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 Lot No. 9, on the Map of West Park, as of record in Book 2331, Page 17, Register's Office of Davidson County, Tennessee. Said Lot No. 9, fronts 50 feet on the westerly side of Marilyn Road and runs back between parallel lines 175 feet to a dead line.\r\n\r\nBeing the same property conveyed to Velma C. Dabbs by Warranty Deed from Frank W. Dabbs, dated July 9, 1962 in Book 3405, Page 27, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Velma C. Armstrong (being one and the same as Velma C. Castleman), by Quitclaim Deed from Charles Douglas Armstrong, dated November 30, 1993 and recorded December 15, 1993 in Book 9187, Page 218, Register's Office of Davidson County, Tennessee.

***Velma C. Castleman f/k/a Velma C. Armstrong died testate on January 17, 2025, and her Last Will & Testament has been admitted for probate in the Probate Court for Davidson County, Tennessee, at Nashville, Case No. 25P366. Pursuant to the terms of her Last Will & Testament, any real property owned by her at her death is to be administered by her Co-Executors, Patricia Ann Johnson and Kimberly Dawn Presley, as part of her probate estate.**

***Velma C. Armstrong is one and the same as Velma C. Castleman having since been divorced and having her maiden name restored.**

This is property more commonly known as 918 Marilyn Road, Nashville, TN 37209.

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 17th day of July, 2025.

The Estate of Velma C. Castleman

By: Kimberly Dawn Presley
Kimberly Dawn Presley, Co-Executor

By: Patricia Ann Johnson
Patricia Ann Johnson, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2025, before me personally appeared Kimberly Dawn Presley and Patricia Ann Johnson, Co-Executors of The Estate of Velma C. Castleman, 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 17th day of July, 2025.

Notary Signature
My commission expires:

BRANDON UPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-17-25 (date of document).

Affiant Signature

7-17-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY