WARRANTY DEED

Karen Johnson
Batch # 1306039
08/05/2025 10 03 06 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20250805-0061975

G-BMR-25-2114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Roy Asta	OWNER	
(NAME)	(NAME)	**034-03-0C-002 00-CO**
2114 East Hill Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN CONNER AND WENDY CONNER, HUSBAND AND WIFE AND JAIME ALEJANDRO CASTRO GRANADOS A/K/A JAIME A. CASTRO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROY ASTA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No B on the Plan of Twentyone-Twelve East Hill Drive, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Twentyone-Twelve East Hill Drive, a Horizontal Property Regime with Private Elements, at Instrument No 20230403-0024001, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Glenn Conner and Wendy Conner, husband and wife and Jaime A Castro, unmarried, as tenants in common by Warranty Deed from Jose Perez Gonzalez and Santos Isabel Samayoa, husband and wife of record in Instrument No 20220525-0060376 Register's Office for Davidson County, Tennessee, dated May 10, 2022 and recorded on May 25, 2022.

The above referenced property has never been the principal marital residence for any of the Grantors

This conveyance is subject to·

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230403-0024001, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3129, Page 401, in the Register's Office for Davidson County, Tennessee
- Charter of the Twentyone-Twelve East Hill Drive Homeowners' Association, Inc of record in Instrument Number 20230505-0033464, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250501-0033784, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6861, Page 893, in the Register's Office for Davidson County, Tennessee
- Any and all matters as being set out in Warranty Deed of record in Instrument No 20220525-0060376 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office
- Any and all matters as being set out in Warranty Deed of record in Instrument No 20191119-0119009 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2114 East Hill Drive, Madison, Tennessee 37115**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF JULY, 2025

Glenn Conner

Wendy Conner

Jaime Alejandro Castro Granados

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN CONNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY CONNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME ALEJANDRO CASTRO GRANADOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY
My Commission Expires 01-04-2027

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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Nashville, TN 37212