This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $260,000.00

Kimburw Beard
Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Sept., 2025

Notary Public

My Commission expires 11 / 08 / 28

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jessica Castillo and Ezequil Gerardo Roman Terrero
909 Kipling Dr
Nashville, TN 37217

SEND TAX BILLS TO:
Jessica Castillo and Ezequil Gerardo Roman Terrero
909 Kipling Dr
Nashville, TN 37217

MAP AND PARCEL NUMBER: 10714006100

WARRANTY DEED
25NT01155

Effective the 9 Day of Sept., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brigido Castillo

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jessica Castillo and Ezequil Gerardo Roman Terrero, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152, Miro Meadows Subdivision as per plat of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Brigido Castillo from Luis Del Mazo, Sr. and wife, Cathy G. Clark, by Warranty Deed dated 01/28/2004 and recorded 02/02/2004 in Instrument No. 20040202-0012349, Register's Office of said County.

This is an improved property commonly known as: 909 Kipling Drive, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1323274 DEEDWARR
09/17/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20250917-0074076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9 day of Sept., 2025

Brigido Castillo

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brigido Castillo**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 08 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/9/25 (date of document).

Affiant Signature

9/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 TH of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26