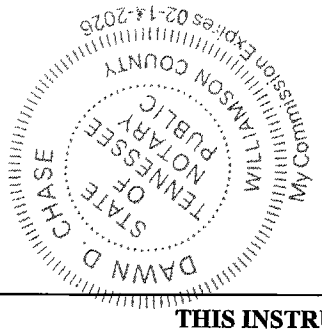
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324776 DEEDWARR
09/22/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250922-0075621



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Thomas Balzli, Jr and Marsha Carol Duncan Balzli	The Citizens National Bank of Meridian	155 16 0A 139.00
(NAME) 5813 Deer Estates Dr	(NAME) P. O. Box 911	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Meridian, MS 39302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David L. Castilaw and Sonia D. Castilaw, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Thomas Balzli, Jr and Marsha Carol Duncan Balzli, husband and wife**, hereinafter called the Grantees, 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. 174 of Traceside, Section Five, according to the plan of record in Book 9700, page 269, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to David L. Castilaw and wife, Sonia D. Castilaw from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation by Warranty Deed dated March 30, 1998 and recorded on April 6, 1998 in Book 10872, Page 820, Register's Office for Davidson, County, Tennessee. Re-recorded on October 29, 2002 in Instrument No. 20021029-0132584.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5813 Deer Estates Dr, Nashville, TN 37221

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 our hands this 19th day of September, 2025.

David L. Castilaw

Sonia D. Castilaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David L. Castilaw and Sonia D. Castilaw, husband and wife, the within named bargainor, 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.

Witness my hand and official seal, this the 19th day of September, 2025.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Amanda Mayner, 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

September 19, 2025.

Date

Affiant Signature

September 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of September, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON