Karen Johnson Davidson County
Batch# 1326624 DEEDWARR
09/24/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20250924-0076333

Name and Address of New Owner:
Osvaldo Castillo
4436 Dowdy Drive
Antioch, TN 37013

Send Tax Statements To:
Osvaldo Castillo
4436 Dowdy Dr.
Antioch TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25081078

Map and Parcel: 148 08 0 161.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anibal Alfonso Perez Lopez**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Osvaldo Castillo**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *Unmarried man*

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Hazelwood, Section 16, of record in Book 5060, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anibal Alfonso Perez Lopez, a single person by Warranty Deed filed for record on March 10, 2025 in Instrument Number 20250310-0017669, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of Hazelwood of record in Book 4562, page 138, Book 5137, page 701 and Book 2086, page 493; all matters as set forth per Book 5060, page 70; Deed of Conveyance for Water and Sewerage Services to Metropolitan Government of Nashville of record in Book 5028, page 168, Book 5028, page 159 and Book 5082, page 922; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5055, page 485, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4436 Dowdy Drive, Antioch, TN 37013

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th day of September, 2025.

Anibal Alfonso Perez Lopez

State of Tennessee

County of Rutherford

Personally appeared before me, Anibal Alfonso Perez Lopez, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of September, 2025.

Heather Lee

Notary Public
My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 21, 2029

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of September, 2025.

GregFarbetter

Notary Public
My Commission Expires: 11.3.2025

GREG FARBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/18/25 (date of document).

Affiant Signature

9/19/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

