Name and Address of New Owner:
Eduardo Estupinan Castaneda
6413 Robertson Ave.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1327665 DEEDWARR
09/29/2025 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20250929-0077075

Send Tax Bills To:
iServe Residential Lending, LLC
10815 Rancho Bernardo Road, Suite 230
San Diego, CA 92127

This Instrument Prepared By:
Stones River Title Company, LLC dba Woodland Title & Escrow
736 Hillsboro Boulevard
Manchester, TN 37355

Map & Parcel No:090-08-0-181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WILLIAM CLEARY, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **EDUARDO ESTUPINAN CASTANEDA, a married man, as his sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 14 on the Plan of Charlotte Park Annex Subdivision as of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to William Cleary, an unmarried man, as his sole and separate property, by Warranty Deed from Stanley Jackson, dated 07/10/2024 and recorded 07/11/2024, of record in Instrument Number 20240711-0051942, in the Register's Office for Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 6413 Robertson Avenue, Nashville, TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2025.

Wm S Cleary

William Cleary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of September, 2025, before me personally appeared William Cleary, 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 26th day of September, 2025.

Jessica Jones

Notary Signature
My commission expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edgardo E. Castillo
(Affiant)

Sworn to and subscribed before me this 26th day of September, 2025.

Jessica Jones
Notary Public
My commission expires: 5-17-2028
File No. 2025-08-5170



True Copy Certification

I, Jack E. Gritton II, 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 09/26/2025 . (Date of Document)

Affiant Signature

Date: 09/26/2025

State of TENNESSEE

County of RUTHERFORD

Subscribed to me this 26th , day of September , 2025.



Jessica Jones

Notary's Signature

My Commission Expires: May 17, 2028