Karen Johnson Davidson County
Batch# 1338691 DEEDWARR
10/27/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251027-0085180

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this ~~17th~~ 27th day of October, 2025.

Notary Public

My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elmer Amilcar Manuel Castro	NEW OWNER	084-12-0-081.00
2423 Maplecrest Dr		
Nashville, TN 37214		

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, I,

Derrick M. Minyard and Rachel Minyard, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elmer Amilcar Manuel Castro and Amanda Consuelo Quisque Xitumul, husband and wife

(hereinafter called the "Grantee"), his 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. 6 on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 100.0 feet on the south margin of Maplecrest Drive and runs back 150.0 feet on the west line and 230.0 feet on the east line to a broken line measuring 144.6 feet thereon.

Being the same property conveyed to Derrick M. Minyard, a single man by Warranty Deed from Jan Grinder Paone and Julie Grinder Sweeney, Sole Heirs/Devisees under the Will of Opal B. Grinder of record in Instrument No. 20170330-0031017 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.
Being the same property conveyed to 2423 Maplecrest Drive Nashville, Tn 37214, LLC, a Tennessee limited liability company by Quitclaim Deed from Derrick M. Minyard and Rachel

Minyard of record in Instrument No. 20250304-0016324 Register's Office for Davidson County, Tennessee, dated March 04, 2025 and recorded on March 04, 2025.
Being the same property conveyed to Derrick M. Minyard and Rachel Minyard by Quitclaim Deed from 2423 Maplecrest Drive Nashville, Tn 37214, LLC, a Tennessee limited liability company of record in Instrument No. 20250911-0072791 Register's Office for Davidson County, Tennessee, dated September 11, 2025 and recorded on September 11, 2025.This is ☑ improved ☐ unimproved property known as **2423 Maplecrest Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of October, 2025.

Derrick M. Minyard

Rachel Minyard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Derrick M. Minyard and Rachel Minyard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of October, 2025.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 25-002654-524

SP 11/2015

Certificate of Authenticity

I, Katie Smith, 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 10/7/25.

Date

Affiant Signature

10/17/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

