WARRANTY DEED



File No. EM-25-11503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Timothy Riddell Castellaw Trust dated February 22, 2007	The Timothy Riddell Castellaw Trust dated February 22, 2007	
(NAME) 832 Clematis Drive	(NAME) **Property**	102-14-0-040.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1342826 DEEDWARR
11/07/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20251107-0088951

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Justin J. Yusko and Lauren R. Yusko, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Castellaw, Trustee of The Timothy Riddell Castellaw Trust dated February 22, 2007**, HEREINAFTER CALLED THE GRANTEE, 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. 317 on the Plan of Brook Meade, Section IX of record in Plat Book 2331, Page (s) 34 and 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Note The subdivision name was erroneously referred as Brooke Meade, Section IX in previous deed of record in Instrument No. 20130603-0055502.

Being the same property conveyed to Justin J. Yusko and wife, Lauren R. Yusko by Warranty Deed from Clinton Burney Skates, married of record in Instrument No. 20130603-0055502 Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 03, 2013.

This is property more commonly known as 832 Clematis Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

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/our hand this 5th day of November, 2025.

Justin J. Yusko by Lauren R. Yusko Attorney-in-Fact

Justin J. Yusko by Lauren R. Yusko,
Attorney-In-Fact

Lauren R. Yusko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2025, before me personally appeared Lauren R. Yusko, 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 5th day of November, 2025.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren R. Yusko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Justin J. Yusko, and that this instrument was executed on behalf of the said Justin J. Yusko for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __*____, page _____, in the Register's Office for Williamson County, Tennessee.

* 202511070088950

Witness my hand and official seal this 5th day of November, 2025.

Notary Public

My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Krystal Schuster, 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 **11/5/25**.

Date

Affiant Signature

11/7/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **7** day of **November**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)