Karen Johnson Davidson County
Batch# 1361936 DEEDWARR
12/29/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20251229-0102733

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2025.

Notary Public

My commission expires: May 8. 2028

(Notary Stamp)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

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
Celso T. Castilho and Jessica Castilho	New Owner	104-08-0-381.00
1409 Villa Place		
Nashville, TN 37212		

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, we,

Matthew Christie and Courtney Larson, husband and wife

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

Celso T. Castilho and Jessica Castilho, husband and wife as joint tenants

(hereinafter called the "Grantee"), their 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 part of Lot No. 41 on the Map of O.B. Hayes Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, being known as Lot No. 5 in the Resubdivision of Lot 41 and described as follows:

Beginning at a point in the margin of Villa Place, formerly Belmont Street, 200 feet south of the south margin of Weston Avenue (now Horton Avenue); thence westerly parallel to the south margin of Weston Avenue 144 feet to the east margin of an alley; thence with said margin southerly 60 feet to a point; thence easterly 144 feet to the west margin of Villa Place; thence northerly 60 feet to the beginning.
Being the same property conveyed to Matthew Christie and Courtney Larson, husband and wife by Warranty Deed from Jonathan Shaub and Rachel Shaub, husband and wife of record in Instrument No. 20210517-0066192 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 17, 2021.
This is improved property known as **1409 Villa Place, Nashville, TN 37212.**

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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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are 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 themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of December, 2025.

Matthew Christie

Courtney Larson

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, Matthew Christie and Courtney Larson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 22nd day of December, 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. 25-002642-524

SP 11/2015

Certificate of Authenticity

I, Andrew Suzave, 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 December 22, 2025.

Date

Affiant Signature

December 23, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____
Date

Notary's Seal (if on paper)