Karen Johnson Davidson County
Batch# 1369686 DEEDWARR
01/14/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260114-0003449

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd **DAY OF** January, 2026.

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Notary Public

MY COMMISSION EXPIRES:
2/29/28
(AFFIX SEAL)

04-NSH25-10562

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Maria C. Aparicio Castillo 864 Pin Oak Drive Antioch, TN 37013	New Owner	164-08-0A-021-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Botkin, Executor of the Estate of Diana Botkin,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maria C. Aparicio Castillo,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* A single woman

A certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diana Botkin by Quitclaim Deed from John Botkin dated October 25, 2024 and recorded on October 31, 2024 in Instrument No. 20241031-0084607, in the Register's Office of Davidson County, Tennessee.

Diana Botkin having died on July 11, 2025, evidenced by Probate Docket No. 25P1732 filed in Davidson County, Tennessee.

Being the same property conveyed to John C. Botkin and wife, Diana M. Botkin by Re-recorded Warranty Deed from Jerry Butler Builders, LLC dated August 10, 2006 and recorded on August 30, 2006 in Instrument No. 20060830-0107283, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John C. Botkin and wife, Diana M. Botkin by Warranty Deed from Jerry Butler Builders, LLC dated August 10, 2006 and recorded on August 15, 2006 in Instrument No. 20060815-0100374, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 164 08 0A 021.00
Being also known as 864 Pin Oak Drive, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 864 Pin Oak 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 2nd day of January, 2026.

Charles Botkin, Executor of the Estate of Diana Botkin

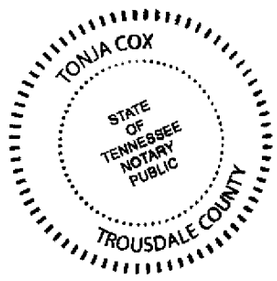
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named Charles Botkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Diana Botkin, the within named bargainor, and he as such Executator being authorized to do so, executed the within instrument for the purposes therein contained by signing thename of Estate of Diana Botkin, by himself as Executor.

Witness my hand and seal at Smyrna, Tennessee, this 2nd day of January, 2026.

Notary Public

My Commission Expires: 2/29/28



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 January 2, 2026 (date of document)

Regina Sullo
Affiant Signature

January 14, 2026
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 14 day of January, 20 26

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

