RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1393167 DEEDWARR
03/16/2026 10:36:26 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20260316-0020576

DM-PE-26-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/12/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Tatiana Santas and Frank Santas	**Same as New Owner**	
(NAME)	(NAME)	**142 07 0A 115.00 CO**
115 Westerly Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL L. CASTLEBERRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATIANA SANTAS AND FRANK SANTAS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 115 on the plan of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, Page 257, Register's Office for Davidson County, Tennessee,as set forth in said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Carol L Castleberry, unmarried woman by Warranty Deed from Diana Gail Helton, unmarried of record in Instrument No. 20220818-0093444 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 18, 2022.

Carol L Castleberry has since married. The said property has never been the marital residence of the Grantor and his/her current spouse.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6772, Page 257, amended in Book 8867, Page 283, and amended in Book 8867, Page 288, and amended in Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6772, Page 295, in the Register's Office for Davidson County, Tennessee.
- Charter of Willow Pointe of record in Book 6777, Page 624, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of The Metropolitan Government of record in Instrument Number 20140603-0047932, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Westerly Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11 DAY OF MARCH, 2026.

Carol L. Castleberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL L. CASTLEBERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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2012 21st Avenue South
Nashville, TN 37212