WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404784 DEEDWARR
04/13/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20260413-0029876

File No. KS-26-1847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anna Agnew and Thomas Mayes	**New Owner**	
(NAME)	(NAME)	
2829 Hazelwood Drive	**Property**	117-04-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jessica L. Castilho and Celso T. Castilho, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Agnew, an unmarried woman, and Thomas Mayes, an unmarried man, with right of survivorship**, 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 Unit No. 1, of Hazelwood Heath Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6406, Page 287, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot Nos. 1, 2, 3 and 4 on the Revised Plan of Hazelwood Heath Subdivision of record in Plat Book 6200, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica L. Long by Warranty Deed from Richard Sepmeyer of record in Instrument No. 20080521-0052254 Register's Office for Davidson County, Tennessee, dated May 19, 2008 and recorded on May 21, 2008.

Being the same property conveyed to Jessica L. Castilho & Celso T. Castilho, Wife & Husband by Quitclaim Deed from Jessica L. Long of record in Instrument No. 20091029-0099987 Register's Office for Davidson County, Tennessee, dated October 28, 2009 and recorded on October 29, 2009.

This is property more commonly known as 2829 Hazelwood Drive, Nashville, TN 37212.

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

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.

Witness my/our hand this 10th day of April, 2026.

Jessica L. Castilho

Celso T. Castilho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2026, before me personally appeared Jessica L Castilho and Celso T Castilho, 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 10th day of April, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

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 **4/10/26**.

Date

Affiant Signature

4/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10** day of **April**, 20**26**.

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)