Karen Johnson Davidson County
Batch# 1405890 DEEDWARR
04/15/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260415-0030889

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$460,000.00** (Four Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 13th day of April, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/27/28 (NOTARY SEAL)

DELAYNA SISK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Francisca Lilian Casas Amezcua, et al 525 Castlegate Drive Nashville, TN 37217	New Owners	136-14-0-036.00

WARRANTY DEED

FOR AND IN 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, **JEFFREY L. CLARK, A SINGLE MAN AND JESSIE J. HOEY, A SINGLE MAN, AS TO BE GRANTED ONE-HALF (1/2) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FRANCISCA LILIANA CASAS AMEZCUA, A MARRIED WOMAN, AND JAIRO SALOMON SAAVEDRA, A MARRIED MAN AND ALONDRA SALOMON, UNMARRIED PERSON, AND JONATHAN SALOMON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 36 on the plan of Castlegate, Section 1 of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Clark by Cash Deed from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20160812-0084053 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 12, 2016.

Being the same property conveyed to Jeffrey L. Clark by Quitclaim Deed from Jeff Clark aka Jeffrey L. Clark of record in Instrument No. 20200915-0104911 Register's Office for Davidson County, Tennessee, dated September 8, 2020 and recorded on September 15, 2020.

Being the same property conveyed to Jeffrey L. Clark, a single man and Jessie J Hoey, a single man each to be granted one-half (1/2) half undivided interest by Quitclaim Deed from Jeffrey L. Clark, a single man of record in Instrument No. 20250325-0022202 Register's Office for Davidson County, Tennessee, dated March 17, 2025 and recorded on March 25, 2025.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **525 CASTLEGATE DRIVE** **NASHVILLE, TN 37217**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026037712

WITNESS, this 13th day of April, 2026

Jeffrey L. Clark

Jessie J. Hoey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey L. Clark and Jessie J. Hoey** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of April, 2026.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2026037712

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 14, 2026.

J. Carlton Drumwright

April 14, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY