Karen Johnson Davidson County
Batch# 1437574 DEEDWARR
06/24/2026 12:04:30 PM 5 pgs
Fees: $28.00 Taxes: $850.63
20260624-0056959

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/19/2026 23 Notary Public MY COMMISSION EXPIRES: 11/2/26 (AFFIX SEAL)

JAMIE C POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerges Construction, LLC	**Same as New Owner**	**98-5-69.00**
536 New Castle Lane Hermitage, TN 37076-3132		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Albert James Caston, III,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerges Construction, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 187 on the plat of Lake Park, Section 9, as of record at Book 4955, page 38, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to G. Maria Caston and husband, Albert James Caston, III, by Quitclaim Deed from G. Maria Caston, dated October 15, 1994, of record in Book 9495, Pages 18-19, in the Register's Office of Davidson County, Tennessee. **G. Maria Caston having since passed on November 13, 2016 and Albert James Caston, III having since passed on January 17, 2026.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 536 New Castle Lane, Hermitage, TN 37076-3132
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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, this instrument has been executed on this the 22 day of June 2026.

Estate of Albert James Caston, III

Executor

Donald Van De Werken, Executor

STATE OF MS
COUNTY OF Pearl River

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Donald Van De Werken, whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Albert James Caston, III.

WITNESS my hand and official seal this 22 day of June, 2026.

NOTARY

MY COMMISSION EXPIRES: 12·01·2027

STATE OF MISSISSIPPI
SHERI A YOUNG
NOTARY PUBLIC
Lamar County
Commission Expires
December 1, 2027
COMMISSION NUMBER 168565

202606240056959

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of June 2026.

Estate of Albert James Caston, III

Chip Louis Caston by Donald Van De Werken, Attorney-in-fact

Chip Louis Caston by Donald Van De Werken, Attorney-in-fact.

STATE OF MS
COUNTY OF Pearl River

Before me, the undersigned Notary, personally appeared Donald Van De Werken foregoing instrument on behalf of Chip Louis Caston, and who acknowledged that he executed the same as the free act and deed of the said Chip Louis Caston, by virtue of a Power of Attorney, duly executed and appearing of record in Register of Deeds office of Davidson County, Tennessee.

Witness my hand and official seal on this the 22 day of June 2026

NOTARY PUBLIC

My Commission Expires: 12.01.2027

The signature of Chip Louis Caston is signed by his duly appointed Attorney-in-Fact, Donald Van De Werken, pursuant to the Power of Attorney of record in 20260623-0056636, said Register's Office.

STATE OF MISSISSIPPI
SHERI A YOUNG
NOTARY PUBLIC
Lamar County
Commission Expires
December 1, 2027
COMMISSION NUMBER 166565

IN WITNESS WHEREOF, this instrument has been executed on this the 22nd day of June 2026.

Estate of Albert James Caston, III

Karissa Henderson, Devisee

Karissa Henderson, Devisee

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Karissa Henderson, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of June 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 June 22, 2026.

(AFFIANT) – Channing Miles

06/22/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of June, 2026.

My commission expires: 1/24/28

Notary Public

