Karen Johnson Davidson County
Batch# 1438862 DEEDWARR
06/29/2026 09:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,224.33
20260629-0058485

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/22/2026 Notary Public MY COMMISSION EXPIRES: 11/5/29 (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Vargas-Bergesen		**74-4-103.00**
3948 W 187th St. Torrance, CA 90504	**SAME AS NEW OWNER**	

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, **The Estate of Albert James Caston, III,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Vargas-Bergesen, a married woman,** 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. 145, on the Plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Geertje M. Caston and husband, Albert J. Caston, by Warranty Deed from Patrick M. Delaney, unmarried, dated July 20, 2009, of record in Instrument No. 20090724-0069792, in the Register's Office of Davidson County, Tennessee.

The said Geertje M. Caston deceased on or about November 13, 2016, leaving Albert J. Caston as surviving tenant by the entirety. Said Albert J. Caston, is now deceased. See Probate Case No. 26P275 in the Circuit Court of Davidson County, Tennessee, Probate Division.

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 **706 Linden Green Drive, Hermitage, TN 37076-1024**
(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 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 188565

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

Chip Louis Caston, Heir 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

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.

Karissa Dawn Oldham, Heir at Law 6/22/26

Karissa Dawn Oldham, Heir at Law

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Karissa Dawn Oldham, 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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

