Karen Johnson Davidson County
Batch# 1450500 DEEDWARR
07/22/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260722-0066400

Name and Address of New Owner:
Daniel Bravo Arellano and America Bravo Arellano
561 Castlegate Drive
Nashville, TN 37217

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26060845

Map and Parcel: 136-14-0-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Israel Caal Bac, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Daniel Bravo Arellano*** **and America Bravo Arellano**, ~~husband and wife~~, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* an unmarried man
** an unmarried woman

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of Castlegate, Section 1, as of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Israel Caal Bac, single man by Warranty Deed filed for record on January 29, 2024 in Instrument Number 20240129-0006257, of the Register's Office in Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of Castle Gate Subdivision of record in Book 4649, page 295; All matters as set forth per plat of record in Book 4460, page 115, all said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 561 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant 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 hand this 7th day of July, 2026.

Israel Caal Bac

State of Tennessee

County of Rutherford

Personally appeared before me, Israel Caal Bac with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of July, 2026.

Notary Public
My Commission Expires: 12/05/28

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of July, 2026.

Notary Public
My Commission Expires: 3/22/~~2030~~ 2030

3/22/2030

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/7/26 (date of document).

Connie Taylor
Affiant Signature

7/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY