Karen Johnson Davidson County
Batch# 1450747 DEEDWARR
07/22/2026 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,529.95
20260722-0066717

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755048** JUSTIN MOONEYHAM TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $413,500.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2026. Notary Public My Commission Expires: 4/17/28

WARRANTY DEED

Address New Owner: Logan Casto and Kendall Cox 915 Elliston Street Old Hickory TN 37138	Send Tax Bills To: ~~New Owner~~ Churchill Mtg Corp 1749 Mallory Ln, Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 044 15 0 102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josh Estrada, unmarried, and Linda Tenhet, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Casto and Kendall Cox,** husband and wife, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of VILLAGE OF OLD HICKORY, SECTION D, of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Estrada and Linda Tenhet, husband and wife, by Warranty Deed from Emily Littleton Person, an unmarried woman, of record in Instrument No. 20250618-0047969, in the Register's Office of Davidson County, Tennessee, dated June 17, 2025 and recorded on June 18, 2025. Josh Estrada and Linda Tenhet now divorced, see final decree of divorce in Case #26D599,Third Circuit Court of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY, SECTION D, as recorded in Plat Book 1424, Page(s) 65.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PROPERTY SURVEY, VILLAGE OF OLD HICKORY, as recorded in Plat Book 1835, Page 87 and Plat Book 1424, Page 69.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1877, Page 10.

This is improved property located at 915 Elliston Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2026.

Josh Estrada

Linda Tenhet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Tenhet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josh Estrada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/16/26 (date of document).

Affiant Signature

7/22/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

