Karen Johnson
Batch # 1451177
07/23/2026 10:51:54 AM
Fees: $13.00 Taxes: $333.00
Davidson County
DEEDWARR
2 pgs
20260723-0066914

This instrument prepared by

Community Title & Escrow, PLLC
35 E Main Street
Hohenwald, Tennessee 38462

NEW PROPERTY OWNERS:

Billy A. Castro
218 Brittany Park Cir.
Antioch, Tn 37013

SEND TAX BILLS:

Same as new owner

This deed was prepared with information provided by the Grantor and Grantee. This is the same legal description as contained in the last deed of reference. A title search was neither requested nor performed.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **GUILLERMO LARREA, a married person,** FIRST PARTY, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **BILLY A. CASTRO, a married person,** SECOND PARTY, his heirs and assigns, in fee simple forever, all the right, title, claim and interest I have in and unto the following-described real property situated in Davidson County, Tennessee, and being more particularly described as follows:

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 No.23 on the Plan of Subdivision of Lots 11 through 30, Brittany Park, Phase 1A, of record in Plat Book 9700, Page 263, Register's Office for said Country, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guillermo Larrea, by Warranty Deed of, Londa D. Thompson, being one and the same as Londa D. Fuller, dated September 21, 2001, and filed of record on September 27, 2001, in Instrument No. 20010927-0104760, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Map 162, Group 12, Control Map A, Parcel 23.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Subject to the Restrictive Covenants of record in Book 10016, Page 870 and Book 11398, Page 4 in Instrument Number 199604160016870, and Amended in Instrument Number 200210250130771 in the Register's Office of Davidson County, Tennessee. Right of Ways of Public Roads; and applicable utility and drainage easements, building setback lines and other matters as shown of record;

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Yolanda R. Larrea, wife of Guillermo Larrea, hereby joins in the execution of this instrument for the purpose of conveying all of her right, title and interest in and to the above-described property, acquired by her by virtue of her marital status or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th, day of July, 2026.

GUILLERMO LARREA

YOLANDA R. LARREA

NELANIE R. TARDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 22, 2030

STATE OF TENNESSEE - COUNTY OF Davidson

Personally appeared before me, Nelanie R. Tardy, a Notary Public in and for the state and county aforesaid, the within-named GUILLERMO LARREA and YOLANDA R. LARREA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville (City), Tennessee, on this 16th day of July, 2026.

Notary Public

My commission expires: Jan 22 2030

STATE OF TENNESSEE - COUNTY OF Lewis

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 16th day of July, 2026.

Notary Public

My commission expires: 06/27/27

Marci DuBois
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/27/2027
LEWIS COUNTY