WHEN RECOREDED MAIL TO:
FNC LENDER SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 621947 DEEDWARR
04/23/2021 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210423-0054740

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN R. MCCASLIN AND CONSTANCE L. MCCASLIN	JOHN R. MCCASLIN AND CONSTANCE L. MCCASLIN	102 03 0 187.00
6544 UPTON COURT NASHVILLE, TN 37209	6544 UPTON COURT NASHVILLE, TN 37209	2020-11-840

For good consideration, I (We) **CONNIE W. MCCASLIN, ALSO KNOWN AS CONSTANCE L. MCCASLIN AND HUSBAND, JOHN MCCASLIN, ALSO KNOWN AS JOHN R. MCCASLIN,** whose mailing address is 6544 UPTON COURT, NASHVILLE, TN 37209, hereby bargain, deed and convey to **JOHN R. MCCASLIN AND CONSTANCE L. MCCASLIN, HUSBAND AND WIFE** whose mailing address is 6544 UPTON COURT, NASHVILLE, TN 37209, the following described land in DAVIDSON County, to wit:

ALL THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF CHARLOTTE PARK, SECTION 26-B, AS OF RECORD IN BOOK 3842, PAGE 203, SAID REGISTER'S OFFICE. SAID LOT NO. 12 FRONTS 41 FEET ON THE NORTHERLY SIDE OF NORTH UPTON COURT AND EXTENDS BACK 199.19 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 262.58 FEET, MORE OR LESS, ON THE WESTERLY LINE, TO THE SOUTHERLY MARGIN OF THE CUMBERLAND RIVER IN THE REAR.

Being the same property conveyed to Connie W. McCaslin and John McCaslin from Connie W. Hill (McCaslin) and husband, John McCaslin by Quit Claim Deed dated July 30, 1990 and recorded July 30, 1990 among the Land Records of Davidson County, State of Tennessee in Book 8163, Page 122.

APN: 102 03 0 187.00

Property Address: 6544 UPTON COURT, NASHVILLE, TN 37209

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 8th day of April.

Connie W. McCaslin A/K/A
Constance L. McCaslin

CONNIE W. MCCASLIN, A/K/A
CONSTANCE L. MCCASLIN

John McCaslin A/K/A
John R McCaslin

JOHN MCCASLIN, A/K/A
JOHN R. MCCASLIN

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 8th day of April 2021, before me personally appeared **CONNIE W. MCCASLIN, A/K/A CONSTANCE L. MCCASLIN AND JOHN MCCASLIN, A/K/A JOHN R. MCCASLIN**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TRACY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Tracy Brown
Notary Public
My Commission Expires: June 23, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8th day of April, 2021.

Notary Public
My Commission Expires: June 13, 2024

TRACY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Name and address for person(s) responsible for taxes:
JOHN R. MCCASLIN AND CONSTANCE L. MCCASLIN
6544 UPTON COURT
NASHVILLE, TN 37209

Name and Address of property owner:
JOHN R. MCCASLIN AND CONSTANCE L. MCCASLIN
6544 UPTON COURT
NASHVILLE, TN 37209

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

_____

_____

3. (a) BUYER'S NAME AND ADDRESS:

_____

_____

_____

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

_____

5. MAIL TAX BILL TO:

Casey M. Vroon Ct
Nashville TN 37209

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."** ☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ _____ **00**

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from f nancial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other f nancing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

brief y describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, brief y describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____

Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

_____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

TRACY BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Signature of Seller/Agent

State of TN, County of Davidson

Subscribed and sworn to before me on this 8th day of April 2021

Notary Public Tracy Brown

Notary Expiration Date June 23, 2024

Signature of Buyer/Agent

State of TN, County of Davidson

Subscribed and sworn to before me on this 8th day of April 2021

Notary Public Tracy Brown

Notary Expiration Date June 23, 2024

True Copy Certification

I, Victoria Robinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Victoria Robinson
Signature

State of Maryland
County of Carroll

Personally appeared before me, Amanda Muller, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Marie Muller
Notary Signature

My Commission Expires: 10/07/2024

