THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-12046-BW

Karen Johnson Davidson County
Batch# 676812 DEEDWARR
07/14/2021 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20210714-0094755

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-17-24

(AFFIX SEAL)

SHELLEY M. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Vincent Casha		
1946 Old Hickory Blvd	Same as owner	158-10-0-005.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alda Margaret Elaine Melnek, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent Casha and Inga Casha, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forrest Trails of record in Book 3700, Pages 24 and 25, 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 W. Crockett Watson and wife, Ann Gay Webb Watson, by Warranty Deed from W. K. Prim, Trustee, of record in Book 4264, Page 684, Register's Office for Davidson County, Tennessee, dated August 28, 1968 and recorded on August 29, 1968.

The said W. Crockett Watson deceased on or about October 2, 1992, leaving Ann Gay Webb Watson as surviving tenant by the entirety.

The said Ann Gay Webb Watson deceased on or about December 6, 1997, leaving her Last Will and Testament filed at Case No. 97P-1847, Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Watkins Crockett Watson, Jr., by Quitclaim Deed from W. Crockett Watson, Jr., Executor of the Estate of Ann Gay Webb Watson, of record in Book 11431, Page 838, Register's Office for Davidson County, Tennessee, dated April 07, 1999 and recorded on April 14, 1999.

Being the same property conveyed to Watkins Crockett Watson, Jr., by Quitclaim Deed from Robert Preston Watson, of record in Book 11431, Page 841, Register's Office for Davidson County, Tennessee, dated March 25, 1999 and recorded on April 14, 1999.

Being the same property conveyed to Watkins Crockett Watson, Jr., by Quitclaim Deed from Ann Gay Watson Fishburne, of record in Book 11431, Page 843, Register's Office for Davidson County, Tennessee, dated March 23, 1999 and recorded on April 14, 1999.

The said Watkins Crockett Watson, Jr., deceased on or about June 30, 2019, leaving his Last Will and Testament filed in Case No. 19P-1396, Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Alda Margaret Elaine Melnek by Executor's Quitclaim Deed from Alda Margaret Elaine Melnek, Executor of the Estate of Watkins Crockett Melnek, Jr., deceased of record in Instrument No. 20200710-0075077, Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 10, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1946 Old Hickory Blvd, Brentwood, TN 37027.**

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 we do covenant with the said GRANTEES 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 and representatives, 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 the 9th day of July, 2021.

Alda Margaret Elaine Melnek

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alda Margaret Elaine Melnek** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of July, 2021.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 7/9/2021.

Date

Jamika Jones
Affiant Signature

7/13/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY