Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 700354 **DEEDWARR**
08/18/2021 11:59:49 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210818-0111788

B-BMR-21-8718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Faith Deonne Pearson	**New Owner**	
(NAME)	(NAME)	
8718 Gauphin Place		**173-09-0A-503.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN O. CASEY AND ELIZABETH P. CASEY, TRUSTEES OF THE CASEY FAMILY TRUST DATED JANUARY 25, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAITH DEONNE PEARSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 411 on the Plan of Lenox Village, Phase Seven of record in Plat at Instrument No. 20051028-0130418, 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 Elizabeth Peele, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060719-0087287 Register's Office for Davidson County, Tennessee, dated July 18, 2006 and recorded on July 19, 2006. (Value of consideration shown in aforementioned deed $186,329.00.)

Being the same property conveyed to Nathan O. Casey and Elizabeth P. Casey, husband and wife by Special Warranty deed from Elizabeth Peele of record in Instrument No. 20210201-0013797 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on February 1, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2021 by Special Warranty deed from Nathan O. Casey and Elizabeth P. Casey, husband and wife of record in Instrument No. 20210201-0013798 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on February 1, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8718 Gauphin Place, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF AUGUST, 2021.

Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2021

BY: _____
Nathan O. Casey
Trustee

BY: _____
Elizabeth P. Casey
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN O. CASEY, TRUSTEE of NATHAN O. CASEY AND ELIZABETH P. CASEY, TRUSTEES OF THE CASEY FAMILY TRUST DATED JANUARY 25, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of August, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH P. CASEY, TRUSTEE of NATHAN O. CASEY AND ELIZABETH P. CASEY, TRUSTEES OF THE CASEY FAMILY TRUST DATED JANUARY 25, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of August, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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