PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13810-DJ

Karen Johnson Davidson County
Batch# 723669 DEEDWARR
09/24/2021 01:43:07 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210924-0128690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Janice Collins
Affiant

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 23rd day of September, 2021.

Kim Murray
Notary Public
My Commission Expires: 3/28/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keith Casiano and Caroline Casiano 2807 Lumar Lane Nashville, TN 37214	New Owner	084-12-0-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Todd A. Hagemeyer and Brandi Hagemeyer, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Caroline Casiano and Keith Casiano, wife and husband,** hereinafter called the Grantee(s), 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. 82 on the Plan of Knob Section, Lincoya Hills, as of record in Book 2331, page 6, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Lumar Lane at the corner of Lots 82 and 83; thence with the line between said lots southerly 131.7 feet to a point; thence northwesterly 63.6 feet to a point; thence southerly 184.7 feet to a point; thence northwesterly 131.2 feet to a point thence northerly 200 feet to the south margin of Lumar Lane; thence with said margin easterly 156 feet to the point of beginning.

Being the same property conveyed to Todd A. Hagemeyer and Brandi Hagemeyer, husband and wife, by deed from Stanley Lee Cook, a single man, of record in Instrument No. 20200713-0076301, Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

This is improved property located at: **2807 Lumar Lane, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of September, 2021.

GRANTOR:

Todd A. Hagemeyer

Brandi Hagemeyer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd A. Hagemeyer and Brandi Hagemeyer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Notary Public
My Commission expires: NOV 0 8 2021