Karen Johnson Davidson County
Batch# 732073 DEEDWARR
10/08/2021 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20211008-0135794

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $590,000.00.

Affiant

Subscribed and sworn to me on 30th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 4/30/22

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (RWS)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35113

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas A. Cassara and Susan H. Cassara, Trustees for The Thomas A. Cassara and Susan H. Cassara Revocable Trust dated May 16, 1995 and any amendments thereto 2025 Rosecliff Drive Nashville, TN 37206	NEW OWNERS 2025 ROSECLIFF DRIVE NASHVILLE TN 37206	083-4-021

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENDRA A. FREEBORN, AN UNMARRIED PERSON**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THOMAS A. CASSARA AND SUSAN H. CASSARA, TRUSTEES FOR THE THOMAS A. CASSARA AND SUSAN H. CASSARA REVOCABLE TRUST DATED MAY 16, 1995 AND ANY AMENDMENTS THERETO**, hereinafter called **"GRANTEES,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Corder Heights of record in Plat Book 1835, Page 77, 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 Kendra A. Freeborn, an unmarried person, by Warranty Deed from Christopher Gluck and wife, Mary Gluck and Erica Gluck, a single woman, of record in Instrument No. 20200212-0016203, dated February 10, 2020 and recorded on February 12, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record as Plat Book 1835, Page 77, Register's Office of Davidson County, Tennessee.**
3. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 2025 Rosecliff Drive, Nashville, TN 37206.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and representatives, 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 our hands this 30 day of September, 2021.

Kendra A. Freeborn

KENDRA A. FREEBORN

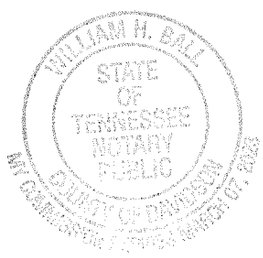
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kendra A. Freeborn, an unmarried person**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 30th day of September, 2021.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 SEPTEMBER 30, 2021.

Date

Affiant Signature

10/11/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON