Karen Johnson Davidson County
Batch# 752388 DEEDWARR
11/10/2021 09:33:07 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211110-0150022

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Thomas A. Cassell
3840 Lake Aire Dr
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capstar Bank
2002 Richard Jones Blvd
Nashville, TN 37215

MAP 136-03
GROUP
PARCEL 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Haley Dust, a single woman and Glen Dust, a married man as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Thomas A. Cassell, a single man, and Timothy D. Cassell and Stephanie Cassell, husband and wife, Joint tenants in common with right of survivorship**, 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. 89 on the Plan of Section II, Priest Lake Park of record in Plat Book 4175, Page 56 through 58, inclusive, 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 William Edwards Evans, an unmarried man, Patricia H. Evans, a married woman by Warranty deed from M. Eloise Butler, unmarried of record in Instrument No. 20130705-0069507 Register's Office for Davidson County, Tennessee, dated July 03, 2013 and recorded on July 05, 2013.

Being the same property conveyed to William Edwards Evans by Quitclaim deed from Patricia H. Evans of record in Instrument No. 20141121-0107424 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 21, 2014.

Being the same property conveyed to William Edwards Evans and spouse, Kristin Louise Caldwell by Quitclaim deed from William Edwards Evans of record in Instrument No. 20170330-0031163 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JM-VR21-3840

Being the same property conveyed to Haley Dust, a single woman Glen Edmund Dust, a married man, as joint tenants with right of survivorship by Warranty deed from William Edward Evans and spouse, Kristin Lousie Caldwell of record in Instrument No. 201907300075015 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 30, 2019.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **3840 Lake Aire Dr, Nashville, Tennessee 37217.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **5th** day of **November, 2021.**

Haley Dust

Haley Dust

Glen Dust, by Haley Dust, as attorney-in-fact

Glen Dust, by Haley Dust, as attorney-in-fact

attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Haley Dust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of November, 2021.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Haley Dust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed on behalf of **Glen Dust**, as Attorney in Fact and acknowledged that she executed the same as the free and deed of **Glen Dust** for the purposes therein contained.

WITNESS my hand and official seal this 5th day of November, 2021.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/24