Karen Johnson Davidson County
Batch# 790479 DEEDWARR
01/14/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220114-0005907

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9072

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of January, 2022

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel E. Rudin and Amy P. Rudin 5201 Smartt Drive Nashville, TN 37220	NEW OWNER	146-16-0-153.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Thomas Kerr Cassel and Brenda Manuel Cassel, Trustees of The Thomas Kerr and Brenda Manual Cassel Revocable Living Trust dated January 31, 2020

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel E. Rudin and Amy P. Rudin, 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. 904 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, Page 92, Register's Office for said County, Tennessee, being described as follows:

Beginning at a point in the Westerly margin of Smartt Drive, said point being the common corner of lots 904 and 956; thence with the line between said two lots Westwardly 164.2 feet to a point at the common corner of lots 902, 904 and 956; thence Northwardly 168.0 feet to the Southerly margin of Rochelle Drive; thence with the Southerly margin of said Rochelle Drive, Eastwardly 104.2 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the right 37.4 feet Southeastwardly to the Westerly margin of Smartt Drive; thence with the Westerly margin of said Smartt Drive, Southwardly 124.5 feet to the point of beginning.

Being the same property conveyed to Thomas Kerr Cassel and wife, Brenda M. Cassel by Warranty Deed from Terry B. Sanders and wife, Diane R. Sanders of record in Book 8452, Page 788, Register's Office for Davidson County, Tennessee, dated September 26, 1991 and recorded on September 30, 1991.

Being the same property conveyed to Thomas Kerr Cassel and Brenda Manuel Cassel, as trustees of the Thomas Kerr and Brenda Manuel Cassel Revocable Living Trust dated January 31, 2020 by Quitclaim deed from Thomas Kerr Cassel and wife, Brenda M. Cassel of record in Instrument No. 20200302-0023241 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5201 Smartt Drive, Nashville, TN 37220

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 so 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.

Dated this the 5th day of January, 2022.

The Thomas Kerr and Brenda Manual Cassel Revocable Living Trust dated January 31, 2020

By: _____, TRUSTEE
Thomas Kerr Cassel, Trustee

By: Brenda Manuel Cassel, TRUSTEE
Brenda Manuel Cassel, Trustee

STATE OF NEVADA
COUNTY OF CLARK

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Thomas Kerr Cassel and Brenda Manuel Cassel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Trustees of The Thomas Kerr and Brenda Manual Cassel Revocable Living Trust dated January 31, 2020**, and that as such **Trustees** executed the foregoing instrument for the purpose therein contained.

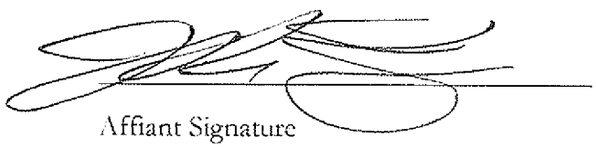
Witness my hand and official seal at LAS VEGAS (city), Nevada this 5th day of January, 2022.

CHARLENE JEAN ALLNUTT
Notary Public, State of Nevada
Appointment No. 20-0569-01
My Appt. Expires Dec 4, 2024

_____
Notary Public
My Commission Expires: 12/04/24

Certificate of Authenticity

I, Joshua A. Terry, 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 1/5/22.



Affiant Signature

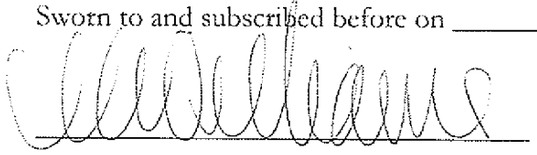
1/10/22

Date

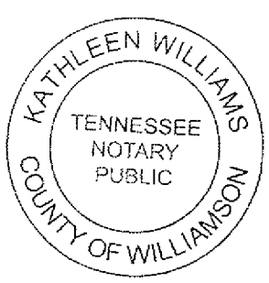
State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/10/22.



Notary Public



My Commission Expires: 5-23-23