WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,369,900.000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of June, 2022.

M. Catherine Clearwaters

Notary Public
MY COMMISSION EXPIRES: 1-26-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 867599 DEEDWARR
06/06/2022 10:57:02 AM 2 pgs
Fees: $13.00 Taxes: $5,068.63

20220606-0064674

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deanna Gudalewicz	New Owner	130 02 0 076.00
(NAME)	(NAME)	
125 Westover Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 considerations, the receipt of which is hereby acknowledged, I **Kevin M. Casey, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jason T. McKernan and Lindsey McKernan,** hereinafter called the GRANTEE(S), his/her/their 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(s) 89, as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links Subdivision, of record as Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 89 fronts 60 feet on the Westerly margin of Westover Drive and extends back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Kevin M. Casey and wife, Pamela A. Casey by Warranty Deed from James L. Riggs and wife, Susan Riggs, of record in Book 6795, Page 575, in the Register's Office of Davidson County, Tennessee, dated February 28, 1986 and recorded March 4, 1986.

Being the same property conveyed to Kevin M. Casey by Quitclaim Deed from Pamela A. Casey, of record in Instrument No. 20120706-0059748, in the Register's Office of Davidson County, Tennessee, dated June 27, 2012 and recorded July 06, 2012.

This conveyance is subject to:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford

Realty Company's Belle Meade Golf Links Subdivision, as recorded in Plat Book 421, Page(s) 94-95, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 125 Westover Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 3rd day of June 2022.

Kevin M. Casey

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin M. Casey**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of June, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064