Karen Johnson Davidson County
Batch# 889147 DEEDWARR
07/14/2022 11:14:26 AM 2 pgs
Fees: $13.00 Taxes: $5,050.50
20220714-0080992

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-06-276
Parcel ID: 131 14 0 009.00

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, In
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Whitney Hermandorfer and Greg Hermandorfer 1604 Tynewood Drive Nashville, TN 37215	New Owner	Map/Parcel 131 14 0 009.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John C. Cascarano and Jacquelyn O. Cascarano, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Whitney Hermandorfer and Greg Hermandorfer, wife and husband**, ("Grantee") all of right, title and interest in and to that certain real property known as 1604 Tynewood Drive, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Section Two, Tynewood Estates, of record in Book 2900, Pages 89 and 90, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Jacquelyn O. Cascarano and John C. Cascarano, wife and husband, by Warranty Deed from Hunter O. West and wife, Jinanne M. West, of record in Instrument No. 20131223-0129491, in the Register's Office of Davidson County, Tennessee, dated December 19, 2013 and recorded on December 23, 2013.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of July, 2022.

John C. Cascarano

Jacquelyn O. Cascarano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2022, before me personally appeared John C Cascarano and Jacquelyn O Cascarano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of July, 2022

Notary Public
My commission expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023