Karen Johnson Davidson County
Batch# 929401 DEEDWARR
10/13/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,292.63
20221013-0112466

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $899,900.00

Affiant

Subscribed and sworn to before me, this 12 day of October 2022.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My commission expires: 10/21/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan Casey 2102 Golf Club Lane Nashville, TN 37215	New owner	117-07-0A-181.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wanda Diane Lancaster, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Megan Casey, UNMARRIED (as to a 50% undivided interest) and Jonah Marshall and Erin Casey, HUSBAND AND WIFE, as tenants by the entirety (as to a 50% undivided interest), as tenants in common with right of survivorship as to the whole,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. A of Parcel 180 on the Plan of Gloucester Square of record in Plat Book 4460, Page 50, 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 Wanda Diane Lancaster by Deed from Chrystie Lynn Wooley, Trustee of The Chrystie Lynn Wooley Living Trust, established by the Revocable Trust Agreement of Chrystie Lynn Wooley, dated November 20, 2007, of record as Instrument No. 20110124-0006330, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2102 Golf Club Lane, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 7th day of October, 2022.

Wanda Diane Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Diane Lancaster,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of October, 2022.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2022087527

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/7/2022 (date of document).

Jennifer Russell
Affiant Signature

10/13/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.