Karen Johnson Davidson County
Batch# 984460 DEEDWARR
03/24/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230324-0021543

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is ~~$349,900.00~~ Affiant Subscribed and sworn to before me, this the ~~23rd~~ 24th day of March, 2023. Notary Public My Commission Expires: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Mark Ano and Hailey Fryer	Send Tax Bills to: First American Bank	Map-Parcel No.(s): 108-04-0-052.00
913 Wemberton Dr.	201 S State Street	
Nashville, TN 37214	Hampshire, Illinois 60140	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sean P. Cassidy and Christina R. Cassidy, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hailey Fryer, a single woman and Mark C. Ano, a single man, as tenants in common with full rights 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. 87 on the "Resubdivision of Lots 70 Thru 90, Lots 92 Thru 97, Lots 138 Thru 145, Lots 179 Thru 181, Lot 192, Lots 194 Thru 197, Lots 203 Thru 206 and Lots 238 Thru 240, Section Two, Larchwood", of record in Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sean P. Cassidy and Christina R. Cassidy, husband and wife, by Warranty Deed from Peter Salcedo and Monica G. Salcedo, husband and wife, dated 11/15/2017 and recorded 11/29/2017 in Instrument No. 20171129-0121675, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 913 Wemberton Dr., Nashville, TN 37214.

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 said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 23rd day of March, 2023.

Sean P. Cassidy

Christina R. Cassidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

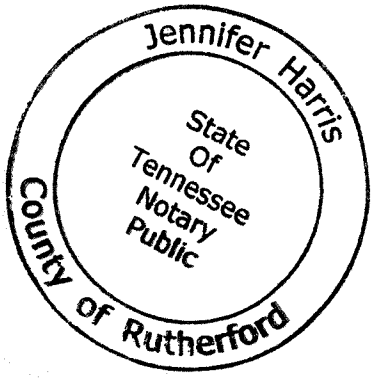
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean P. Cassidy and Christina R. Cassidy with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd of March, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



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 3/23/2023 (date of document).

Jennifer Russell
Affiant Signature

3/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of March 2023.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

