Karen Johnson Davidson County
Batch# 989261 DEEDWARR
04/06/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230406-0025287

G#36540-5

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00.**

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023.

Notary Public

My commission expires: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dalton Langston **Molly Langston**	**CapStar Bank**	**072-09-0-286-00**
2695 Inga Street	**2002 Richard Jones Road, Ste. A300**	
Nashville, TN 37216	**Nashville, TN 37215**	

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,

Cassadee Pope, an unmarried woman

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

Dalton Langston and Molly Langston, 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:

BEING Lot No. 80 on the Map of Irvington of Record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Julie D. Cornell, Trustee of The Jitterbug Trust Dated June 26, 2017, by Warranty Deed dated June 27, 2017, from Nashville Property Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20170628-0065081 and further conveyed to Cassadee Pope by Quitclaim Deed dated January 20, 2020, from Julie D. Cornell, Trustee of The Jitterbug Trust Dated June 26, 2017, of record in Instrument No. 20200131-0011642, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Possible right of Louisville and Nashville Railroad to increase its right-of-way to the full extent of its charter.

3) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved (__X_) Unimproved (____) property, known as: **2695 Inga Street, Nashville, TN 37216 .**

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 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.

Witness my/our hand(s) this **28th** day of **March, 2023.**

Cassadee Pope

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cassadee Pope,** the within named sellers, 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 Nashville, Tennessee, this **28th** day of **March, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 3/28/2023 (date of document).

Affiant Signature

3/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

