Karen Johnson Davidson County
Batch# 1001544 DEEDWARR
05/10/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20230510-0034772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Billy R Dean
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 day of May, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

2023-04-792

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Billy Ray Dean, Trustee of The Billy Ray Dean Living Trust dated December 14, 2005 820 Cedarstone Way Nashville, TN 37214		Map/Parcel 096-02-0A-0110.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emeral Starr Herrman, Executor of the Estate of Joe Dixon Casey aka Joe D. Casey, deceased**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy Ray Dean, Trustee of The Billy Ray Dean Living Trust dated December 14, 2005**, hereinafter called the GRANTEE, his successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 11 of the Bluffs of Cedarstone, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Document No. 20070625-0075380 and amended in Document No. 20070720-0086753, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with and subject to Declaration of Reciprocal Easements of record in Document No. 20061006-0124722, said Register's Office.

Being the same property conveyed to Joe D. Casey and spouse, Jewell Casey by Warranty deed from Donelson Cedarstone Associates II, L.P., a corporation of record in Instrument No. 20100927- Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on September 27, 2010.

Jewell Casey died October 22, 2012, leaving Joe D. Casey as the surviving tenant by the entirety.

Joe Dixon Casey died July 31, 2022, his estate being administered through Davidson County Probate Court, Docket No. 22P1781.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 820 Cedarstone Way, 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 GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 9 day of May, 2023:

Estate of Joe Dixon Casey aka Joe D. Casey

By: Emeral Starr Herrman, Executor
Emeral Starr Herrman, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Emeral Starr Herrman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of the Estate of Joe Dixon Casey aka Joe D. Casey, the within named bargainor, and that she as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 9 day of May, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 9, 2023.

Date

Affiant Signature

5/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-03-2024