Prepared By ~~& Return To~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0240

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TAG-23-2416

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429 900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~22nd~~ 11th day of August, 2023

Notary Public

Commission Expires 7/9/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristen L McCabe and John Michael Cassidy 2416 Vale Lane Nashville, TN 37214	CapStar Bank 2002 Richard Jones Road, Ste 300A Nashville, TN 37215	073-12-0-083 00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **William Elmore Crousser, erroneously referred to as William Elmer Crousser and wife, Anne Crousser**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kristen L. McCabe and John Michael Cassidy, wife and husband
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 131 on the Plan of Revision of Section 1 in Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee

Said Lot No 131 fronts 105 feet on the northerly side of Vale Lane and runs back 260 3 feet on the westerly line and 265 8 feet on the easterly line to a dead line, measuring 105 feet thereon

BEING the same property conveyed to William Elmer Crousser and wife, Anne Crousser by Warranty Deed from Joseph R Loller and wife, Sherry G Loller, dated 4/28/2015 and recorded 4/29/2015 in Instrument No 20150429-0038227, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 2416 Vale Lane Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1040490 **DEEDWARR**
08/21/2023 11 39 11 AM 2 pgs
Fees $13 00 Taxes $1,590 63

20230821-0064980

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 we so covenant with 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.

Dated this the 22nd day of August, 2023

William Elmore Crousser

Anne Crousser

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Elmore Crousser and Anne Crousser** 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 Hendersonville, Tennessee this 22nd day of August, 2023

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

Notary Public
My Commission Expires 8-20-24