Karen Johnson Davidson County
Batch# 1043655 DEEDWARR
08/29/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20230829-0067435

WARRANTY DEED

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $397,000.00.

Affiant

Subscribed and sworn to me on 08/28/23.

Danielle Marie Crane
NOTARY PUBLIC

My Commission Expires: 2/22/25

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Kasoff 305 Moira Circle Nolensville, TN 37135	New Owner	188 10 0C 215.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stacie Diehl, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark Kasoff and Spouse, Betty Kasoff, hereinafter called **"GRANTEES,"** their successors 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. 215 on the plan of Final Plat of Carothers Farms, Phase 3, Section 3, of record in Instrument No 20191126-0122176, as corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Stacie Diehl and Ryan Gore, wife and husband, by Warranty Deed dated August 14, 2020, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20200817-0091981, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Stacie Diehl, a married woman, by Quitclaim Deed dated July 23, 2021, from Ryan Gore, a married man, of record in Instrument No. 20210729-0102097, Register's Office for Davidson County, Tennessee.
>
> Final Decree of Divorce filed 01/27/2022 of record in Docket No. 2021-DV-181, in the General Sessions Court For Wilson County, Tennessee.
>
> This is Improved property known as 305 Moira Circle, Nolensville, TN 37135.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands on 08/25/23.

Stacie Diehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/25/23, before me personally appeared Stacie Diehl, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/25/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 28, 2023 (date of document).

Amber Whisner
Affiant Signature

August 28, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of August, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

