WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044196 **DEEDWARR**
08/30/2023 09:43 28 AM 2 pgs
Fees: $13 00 Taxes $3,204 20

20230830-0067893

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $866,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES [illegible]
(AFFIX SEAL)

MARK LEE KENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 25, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995	NEW OWNER	120-059.00
(NAME) 481 Hogan Road	(NAME) 481 Hogan Road	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven A. Duffy and Wendy K. Duffy, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Patrick Casper, Trustee of the John P. Casper Trust dated October 17, 1995**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows.

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Brentwood Hall, Section IV, as of record in Plat Book 2083, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Steven A. Duffy and Wendy K. Duffy, husband and wife, by Deed from Craighead Patten Properties II, a Tennessee general partnership, dated November 1, 2012, of record in Instrument No. 20121105-0101409, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 481 Hogan Road, Nashville, TN 37220
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2023-0836
Warranty Deed TN

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 do 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.

Effective the 24th day of August, 2023.

Steven A Duffy

Wendy K Duffy

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8th day of August, 20 23, before me personally appeared Steven A. Duffy and Wendy K Duffy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires. 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027