RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230800141

Karen Johnson Davidson County
Batch# 1045669 DEEDWARR
09/01/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20230901-0068993

WARRANTY DEED

WHITNEY DUBOIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/21/2025 MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 05-21-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassie Marie Cauley and Nicholaus Wayne Cauley 3230 Priest Woods Drive Nashville, TN 37214	NewOwner	108-16-0-038.00

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, WE,

Jennifer Darlene (Schmidt) Mangrum, Married

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

Cassie Marie Cauley and Nicholaus Wayne Cauley, a married couple

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. 54-A on the Plan of Zone Lot Division Lots 54, 55, Section 2, Lakeview Hills Sub, of record in Plat Book 5200, Page 687, which amends prior plat in Plat Book 5800, Page 137, and as amended by document of record in Book 6235, Page 60, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Jennifer Darlene (Schmidt) Mangrum by Executrix's Quitclaim Deed from Jennifer Darlene (Schmidt) Mangrum, the duly appointed Executrix of the Estate of Denise Etta Schmidt, deceased, dated 8/28/2020 and recorded 9/1/2020 in Instrument No. 20200901-0099382; and being the same property previously conveyed to Denise E. Schmidt, unmarried, by Warranty Deed from Michael Austin, unmarried, dated 6/5/1998 and recorded 6/8/1998 in Book 10967, Page 208, Register's Office for Davidson County, Tennessee. The said Denise Etta Schmidt a/ka/ Denise E. Schmidt having since died intestate on 2/15/2020. Her estate was probated in Davidson County under Case No. 20P-694. Her sole heir at law was Jennifer Mangrum, who was also appointed as the Executrix of the Estate. Estate was closed by order on 3/23/2021.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as 3230 Priest Woods Drive, 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 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.

Witness our hands this 30th day of August, 2023.

Jennifer Darlene Schmidt Mangrum

Jennifer Darlene (Schmidt) Mangrum

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Darlene (Schmidt) Mangrum the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Freeport, Florida, this 30th day of August, 2023.

Commission Expires: 4-13-2024

Notary Public Lawnene M Boswell

☑ Physical Presence or ☐ Online Notarization

☐ ~~Personally Known~~ ☑ ~~Produced Identification~~ Driver License

LAWNENE M BOSWELL
Notary Public - State of Florida
Commission # GG 966856
My Comm. Expires Apr 13, 2024
Bonded through National Notary Assn.

Certificate of Authenticity

I, HollyRay, 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 8/30/23.

Date

HollyRay

Affiant Signature

8/31/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of August, 2023.

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY