Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000 00

Affiant

Karen Johnson Davidson County
Batch# 1054005 **DEEDWARR**
09/26/2023 10 10 54 AM 2 pgs
Fees $13 00 Taxes $1,439 30

20230926-0075453

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 27, 2025

LR-SC-23-04809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Eva Haynes Cassel	**New Owner**	
(NAME)	(NAME)	**061-03-0-104.00**
4809 Lindell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVA CASSEL, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

The following described tracts or parcels of land in Davidson County, to-wit

Being Lot No 25 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County

Said Lot No 25 fronts 71 feet on the West side on Lindell Street and runs back between lines, 138 feet on the North line and 163 3 feet on the South line to a dead line in the rear on which it measures 75 5 feet

Being the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty deed from Thomas Martin Herrod, single of record in Instrument No 20230613-0044978 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on June 13, 2023

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1786, Page 389 and Book 1876, Page 156, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4809 Lindell St, Nashville, Tennessee 37216**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF SEPTEMBER, 2023

Suburban Cowboys, LLC, a Tennessee limited liability company

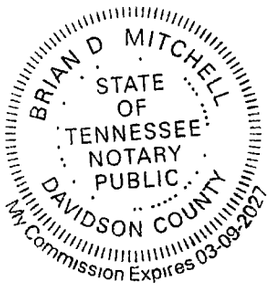
BY _____
Sean Kelly
Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNOR of SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNOR executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 22nd of September, 2023

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212