THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** CRT File No. 2309458	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2023. Notary Public My Commission Expires: 5/9/26

STEPHANY WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Cascarano and Jacquelyn Cascarano 4620 Tara Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 10 0 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leanna Degenhart Weinstein and Jacob Harris Weinstein, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Cascarano and Jacquelyn Cascarano, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Pages 89 and 90 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Leanna Degenhart Weinstein and Jacob Harris Weinstein, Husband and Wife, by Warranty Deed from Brad S. Hollis and Margaret Hollis, Husband and Wife, of record in Instrument No. 20201013-0118674, in the Register's Office of Davidson County, Tennessee, dated October 01, 2020 and recorded on October 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Tynewood Estates, as recorded in Plat Book 2900, Page(s) 89 and 90.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3069, Page 566 and Extension of Restrictions recorded in Book 8092, Page 372.

Karen Johnson Davidson County
Batch# 1064709 DEEDWARR
10/25/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20231025-0083591

This is improved property located at 4620 Tara Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2023.

Leanna Degenhart Weinstein
by Jacob Harris Weinstein, Attorney in Fact

Leanna Degenhart Weinstein
By: Jacob Harris Weinstein, Attorney in Fact

Jacob Harris Weinstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Harris Weinstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Leanna Degenhart Weinstein and that he is authorized by Leanna Degenhart Weinstein to execute this instrument on her behalf.

WITNESS my hand, at office, this 25th day of October, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 October 25, 2023.

Signature
Date: October 25, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of October, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025