Karen Johnson Davidson County
Batch# 1068789 DEEDWARR
11/06/2023 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20231106-0086727

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2023.

Notary Public
My Commission Expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2023-396

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lisa Cassidy and Richard Cassidy	**New Owner**	
4225 Harding Pike, 302		103-16-0C-302.00-CO
Nashville, TN, 37205		

WARRANTY DEED

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

Kyle E. Cassling, a married person and Randal S. Cassling, a married person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lisa Cassidy and Richard Cassidy, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 302 on the Plan of Wellington Arms, of record in Plat Book 5200, Page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 5721, Page 241, corrected in Book 5740, Page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Kyle E. Cassling, unmarried and Randal S. Cassling, a married person by Warranty Deed from Kathryn Davis Craig, a married woman and Kelsey S. Craig, an unmarried woman of record in Instrument No. 20160610-0058908 Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 10, 2016.

Nathan Fetsch, spouse of Kyle E. Cassling, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4225 Harding Pike, #302, Nashville, TN 37205.**

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 2nd day of November, 2023.

Kyle E. Cassling

Nathan Fetsch

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle E. Cassling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Ohio, this 2nd day of November, 2023.

NOTARY PUBLIC STATE OF OHIO
MARCIA CHRISTINE TAYLOR
Notary Public
State of Ohio
My Comm. Expires
July 13, 2025

Notary Public
My Commission Expires: 07/13/2025

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Fetsch, 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.

Witness my hand and official seal at Columbus, Ohio, this 2nd day of November, 2023.

NOTARY PUBLIC STATE OF OHIO
MARCIA CHRISTINE TAYLOR
Notary Public
State of Ohio
My Comm. Expires
July 13, 2025

Notary Public
My Commission Expires: 07/13/2025

Witness my hand this 31st day of October, 2023.

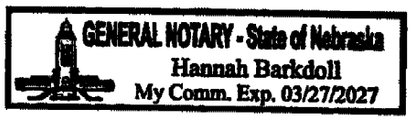
Randal S. Cassling

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randal S. Cassling, 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.

Witness my hand and official seal at Omaha, Nebraska, this 31st day of October, 2023.

Hannah M Barkdoll
Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11|2|23.

D. Shayne Adair

11|3|23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 3 day of NOV, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026