This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-2474-SL

Karen Johnson Davidson County
Batch# 1076031 DEEDWARR
11/28/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20231128-0091933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2023.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Casey 3927 Kimpalong Avenue Nashville, TN 37205	New Owner	108 08 0 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Hughey, a single man, and Brittney Wagner a/k/a Brittany Wagner, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Casey, a single man**, hereinafter called the Grantee, his 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. 11 on the Revised plan of Section Two of East Lake Subdivision, of record in Plat Book 5200, Page 299, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Hughey, a single/married/unmarred man and Brittany Wagner, a single/married/unmarried woman, by Special Warranty Deed from Residential Recovery Capital Holdings #2, LLC, a Texas limited liability company, of record in Instrument No. 20140805-0070135, in the Register's Office of Davidson County, Tennessee, dated July 17, 2014, and recorded on August 05, 2014.

This is improved property located at: **1004 East Lake Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27 day of November, 2023.

GRANTOR:

James Hughey

Brittney Wagner

STATE OF Georgia
COUNTY OF Whitfield

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Hughey and Brittney Wagner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 27 day of November, 2023.

SHERRY D TURNER NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 04, 2025

Notary Public

My Commission expires: 9-4-25

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 27, 2023

Affiant Signature

Date: 11/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 28, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM