Karen Johnson Davidson County
Batch# 1115043 DEEDWARR
03/26/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20240326-0020754

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. DH-23-5616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin Cassidy	NEW OWNER	
(NAME)	(NAME)	
100 Lyle Lane	100 LYLE LANE	106-14-0-084.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	NASHVILLE, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Jeffrey W. Palmer, Trustee and Sheryl A. Molangi Palmer, Trustee for The Molangi Palmer Revocable Trust, under agreement dated May 17, 2022** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Cassidy, Single,** HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey W. Palmer, a married man by Warranty Deed from Frank M. Harris, Individually and as the Executor of the Estate of Sue Aydelotte Harris of record in Instrument Number 20171215-0127965, in the Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 15, 2017.

Being the same property conveyed to Jeffrey W. Palmer and Sheryl Molangi-Palmer, husband and wife, as tenants by the entirety by Quitclaim Deed from Jeffrey W. Palmer, a married man of record in Instrument Number 20210929-0130951, in the Register's Office for Davidson County, Tennessee, dated September 2, 2021 and recorded on September 29, 2021.

Being the same property conveyed to Jeffrey W. Palmer and Sheryl A. Molangi Palmer, Trustees of the Molangi Palmer Revocable Trust, u/a dated May 17, 2022 by Warranty Deed from Jeffrey W. Palmer and Sheryl Molangi-Palmer, husband and wife of record in Instrument Number 20220523-0059224, in the Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 23, 2022.

This is property more commonly known as 100 Lyle Lane, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of March, 2024.

The Molangi Palmer Revocable Trust dated May 17, 2022

By: Jeffrey W. Palmer, Trustee
Jeffrey W. Palmer, Trustee

By: Sheryl A Molangi Palmer, Trustee
Sheryl A. ~~Molgani~~ Palmer, Trustee
Molangi Smp

STATE OF Florida
COUNTY OF Charlotte

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jeffrey W. Palmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Molangi Palmer Revocable Trust dated May 17, 2022, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 22nd day of March, 2024.

Notary Signature
My commission expires: April 25, 2027

STEPHANIE DELANEY
Notary Public - State of Florida
Commission # HH 387622
My Comm. Expires Apr 25, 2027
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Charlotte

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Sheryl A. ~~Molgani~~ Molangi Palmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Molangi Palmer Revocable Trust dated May 17, 2022, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 22nd day of March, 2024.

Notary Signature
My commission expires: April 25, 2027

STEPHANIE DELANEY
Notary Public - State of Florida
Commission # HH 387622
My Comm. Expires Apr 25, 2027
Bonded through National Notary Assn.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 22, 2024**.

Date

Affiant Signature

March 25, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **25** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)