This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22270-DJ

Karen Johnson Davidson County
Batch# 1117001 DEEDWARR
04/01/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,625.15
20240401-0022449

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $709,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2024.

Notary Public
My Commission Expires: 4-19-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kendra Casson and Jeff Casson 1005B Shadow Lane Nashville, TN 37206	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd, Ste 300 Independence, OH 44131	084-05-0C-002.00-CO

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jennifer L. Lawyer, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kendra Casson and Jeff Casson, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element townhome unit situated in Davidson County, Tennessee, being known as Unit B, together with the appurtenant common elements, of 1005 Shadow Lane, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1005 Shadow Lane, a townhouse planned unit development (horizontal property regime with private elements), of record in Instrument No. 20160715-0073123, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1005 Shadow Lane provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the Original Plat of Rose Estates , Section 1, of record in Book 3600, page 37; as amended in Book 3805, page 360; and in Book 3862, page 92, said Register's Office; and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jennifer L. Lawyer, unmarried woman by Warranty Deed from Devan McClish and Luka Milicevic, dated June 13, 2017, recorded June 15, 2017, of record in Instrument No. 20170615-0060019, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1005B Shadow Lane, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of March, 2024.

GRANTOR:

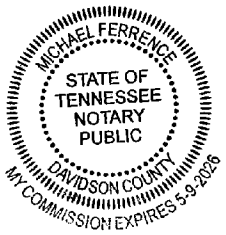
Jennifer L. Lawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer L. Lawyer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of March, 2024.

Notary Public
My Commission expires: 5-9-2026



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 3-28-2024.

Affiant Signature

4-1-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of April, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-14-2027

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