Karen Johnson Davidson County
Batch# 1134322 DEEDWARR
05/13/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20240513-0035157

WARRANTY DEED

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

File No. AD-24-6635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 8-16-25

(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
Paul Kasewurm and Sandra Kasewurm	NEW OWNERS	
(NAME)	(NAME)	
528 Red Hill Court		181-07-0A-008.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Whitney Alyssa Maycaux and Mark Scott Mayeaux II, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Kasewurm and Sandra Schadler Kasewurm, husband and wife**, 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. 8 on the Plan of Autumn View, formerly Brinkley Property Subdivision, Phase Two B of record in Plat at Instrument No. 20200617-0063118, 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 a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Warranty Deed from Green Tralls, LLC of record in Instrument No. 20200806-0087502 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 06, 2020.

Being the same property conveyed to Mark Scott Mayeaux II and Whitney Alyssa Mayeaux, husband and wife by Special Warranty Deed from NVR, Inc.,a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20201123-0137206 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.

This is property more commonly known as 528 Red Hill Court, Brentwood, TN 37027.

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 10th day of May, 2024.

Whitney Alyssa Mayeaux

Mark Scott Mayeaux, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Whitney Alyssa Mayeaux and Mark Scott Mayeaux, II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

Notary Signature
My commission expires: 3-3-28

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **05/10/2024** (date of document).

Jami K Averwater

Signature

05/13/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13th** day of **May**, 2024.

Vicky Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

