# BOX 10-A

## WARRANTY DEED

Karen Johnson
Batch # 1141449
06/03/2024 09:33:32 AM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARR
2 pgs
20240603-0040843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF MAY , 2024.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY M. GRAHAM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 3/3/25

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas F. Luberda and Cassandra Klotwog | Thomas F. Luberda and Cassandra Klotwog | |
| (NAME) | (NAME) | 160 08 0 039.00 |
| 482 Broadwell Dr. | 482 Broadwell Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Nashville, TN 37220 | |
| (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, **SCOTT G. CASEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS F. LUBERDA, UNMARRIED AND CASSANDRA KLOTWOG, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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. 58, on the Plan of BRENTVIEW HILLS, of record in Plat Book 3300, Pages 43 and 44, as amended in Book 3830, Page 864, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Scott G. Casey, Unmarried, by Warranty Deed from Michael Rolison and wife, Heidi Heidenway Rolison, of record in Instrument No. 20070426-0050014, in the Register's Office of Davidson County, Tennessee, dated April 23, 2007 and recorded on April 26, 2007.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is _ x _ property, known as 482 Broadwell Dr., Nashville, TN 37220
improved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-679

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 hand this 29 day of May, 2024

SCOTT G. CASEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott G. Casey, the bargainor, 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 this 29 day of May, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2024-679