Karen Johnson Davidson County
Batch# 1158648 DEEDWARR
07/16/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20240716-0053555

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22988-RR

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $377,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2024.

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: 1-26-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edgar Rafael Morales Villela and Karen Geoselin Sanchez Casasola 3928 Creekside Drive Nashville, TN 37211	New Owner	148-14-0-002.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ryan Michael Cassidy and Jessica Yi-Chen Yang, aka Jessica Y. Yang, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Edgar Rafael Morales Villela, and Karen Geoselin Sanchez Casasola**, 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Locustwood, Section Five of record in Plat Book 2663, Page 43, 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 Ryan Michael Cassidy and Jessica Yi-Chen Yang, aka Jessica Y. Yang, husband and wife by Warranty Deed from Tandra Moore of record in Instrument No. 20210722-0098201 Register's Office for Davidson County, Tennessee, dated July 16, 2021 and recorded on July 22, 2021.

This is improved property located at: **3928 Creekside Drive, Nashville, TN 37211**

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 12th day of July, 2024.

GRANTOR:

Ryan Michael Cassidy

Jessica Yi-Chen Yang

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Michael Cassidy and Jessica Yi-Chen Yang, 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 12th day of July, 2024.

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

Notary Public
My Commission expires: 09.18.2025

202407160053555

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/12/24 (date of document).

Jennifer Russell
Affiant Signature

7/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

