Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1197

Karen Johnson
Batch # 1167288
08/12/2024 10:15:18 AM
Fees: $13.00 Taxes: $6,105.00

Davidson County
DEEDWARR
2 pgs

20240812-0060291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan J. Lefevre and Cassandra M. Lefevre, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janene Cashmer and Jeffrey Cashmer, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 201, of Block 9 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, 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 J. Lefevre and Cassandra M. Lefevre, by Warranty Deed from Brad Copeland and Molly Mitchell Copeland, of record in Instrument No. 20190815-0081794, in the Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded August 15, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4300 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Janene Cashmer
4300 Nevada Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226-1906

TAX MAP-PARCEL #:
091-16-0-220.00

WITNESS THE EXECUTION HEREOF this 7th day of August, 2024.

Ryan J. Lefevre

State of Tennessee)
County of Davidson)

On this 7th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan J. Lefevre, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Cassandra M. Lefevre

State of Tennessee)
County of Davidson)

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cassandra M. Lefevre, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,650,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of August, 2024.

Notary Public

My Commission Expires: Nov 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON