WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193729 DEEDWARR
10/15/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,681.80
20241015-0079970

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,540.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERYL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Cassani and Amber Lowe	Interline Mortgage Services, LLC	156-02-0-201.00
(NAME) 959 Beech Bend Drive	(NAME) 5815 N. Sam Houston Pkwy West, Ste. 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Houston, Tx. 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Kathleen Ann Bruhnke**, an unmarried person and **Melissa Bruhnke**, an unmarried person, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brandon Cassani** and **Amber Lowe**, husband and wife, hereinafter called the GRANTEE(S), their 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. 767 on the Plan of Section Four, Harpeth Woods of record in Plat Book 5200, Page 560, 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 Kathleen Ann Bruhnke and Melissa Bruhnke, Both unmarried by Warranty Deed from Andrew Williams and Lacey Williams, husband and wife, dated 07/13/2016, of record in Instrument No. 20160718-0073261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 959 Beech Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2024.

Kathleen Ann Bruhnke

Melissa Bruhnke

State of Florida
County of Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Ann Bruhnke and Melissa Bruhnke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2024.

Notary Public:
My Commission Expires: 6/2/2025

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

SUSAN HETTICH
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH107749
My Commission Expires 06/02/2025

True Copy Certification

I, Yvette Meldrum, 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 October 1, 2024.

Signature
October 1, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 1, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025