WARRANTY DEED

Karen Johnson
Batch # 1203234
11/12/2024 10:58:22 AM
Fees: $13.00 Taxes: $1,369.00

20241112-0087676

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

File #24-PA-0063-R

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Kiern	**New Owner**	
(NAME)	(NAME)	**119 06 0 114.00**
63 Valeria Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 consideration, the receipt of which is hereby acknowledged,

LIAM S. CASSIDY, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REBECCA KIERN, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 202, on the Map of STERLING HEIGHTS, SECTION FIVE, as of record in Plat Book 1835, Page 37 amended in Book 5177, Page 297, Register's Office for Davidson County, Tennessee.

Said Lot No. 202 fronts 75 feet on the South side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Liam S. Cassidy, unmarried, by Warranty Deed from Brendon Edward Brauer, a single man and William Curtis Brauer, a married man, of record in Instrument No. 20190116-0004617, in the Register's Office of Davidson County, Tennessee, dated December 28, 2018 and recorded on January 16, 2019.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING HEIGHTS, SECTION FIVE, as recorded in Plat Book 1835, Page(s) 37 and amended in Book 5177, Page 297.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1787, Page 427 and Book 1914, Page 500.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **63 Valeria Street, Nashville, TN 37210**.

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), their heirs and 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), 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(s) this the 5 day of November, 2024.

Liam S Cassidy
Liam S. Cassidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of November, 2024, before me personally appeared Liam S. Cassidy, 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 5 day of November, 2024.

C. Loy Carney
Notary Signature
My commission expires:

