RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1218842
12/26/2024 08 44 06 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20241226-0099365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

D. DYLAN POTTER
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF Dec, 2024

STATE OF TENNESSEE NOTARY PUBLIC
Notary Public
DAVIDSON COUNTY

MY COMMISSION EXPIRES 11-3-2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Maged Ragaa Samuel	NEW OWNER	
(NAME)	(NAME)	096-09-0-209 00
2028 Pulley Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **BENNIE JAN CASON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGED RAGAA SAMUEL**, 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:

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. 87 on The Plan of Twin Lawn Subdivision, as of Record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 87 fronts 75 feet on the southerly side of Lakeland Drive and runs back between lines 154.1 feet on the westerly side and 148 feet on the easterly side to a dead line in the rear and measures 75 feet on said dead line.

Being the same property conveyed to John Clark Cason and wife, Margaret B. Cason by Warranty Deed from Lewis E. Gaines and Joe Gaines of record in Book 2447, page 604, Register's Office for Davidson County, Tennessee, dated August 29, 1955. Margaret B. Cason deceased and vesting John Clark Cason as surviving tenant.

Being the same property conveyed to Bennie Jan Cason or John Clark Cason, husband and wife by Quitclaim Deed from John Clark Cason of record in Instrument No. 20020213-0019266 Register's Office for Davidson County, Tennessee, dated February 08, 2002. John Clark Cason died on April 11, 2018, vesting title solely in Bennie Jan Cason as the surviving tenant by the entirety.

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 improved X property, known as 2829 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

CH2024-1418

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 19th day of December, 2024

Bennie Jan Cason

BENNIE JAN CASON

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 Bennie Jan Cason, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2024.

Commission expires.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public