# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239710 DEEDWARR
02/21/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20250221-0013175

File #25-TC-0508-B

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

**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) |
|---|---|---|
| **Laurie D. Cavazza, Trustee of Laurie D Cavazza Living Trust dated December 7, 2021** | **New Owner** | |
| (NAME) | (NAME) | **094 01 0 267.00** |
| **41 Edgemont Meadows Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Durango, CO 81301** | | |
| (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,

**BRYANT D. CARY, A SINGLE MAN,**

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

**LAURIE D. CAVAZZA, TRUSTEE OF LAURIE D CAVAZZA LIVING TRUST DATED DECEMBER 7, 2021,**

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of SHELBY VILLAGE NO. ONE of record in Plat Book 1835, Page 63, 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 Bryant D. Cary, a single man, by Warranty Deed from Ashley M. Dean n/k/a Ashley Dean Clayton, married, of record in Instrument No. 20140703-0058765, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SHELBY VILLAGE NO. ONE, as recorded in Plat Book 1835, Page(s) 63.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130617-0061362.
* Easement for Joint Driveway, recorded in Book 5135, Page 180.
* Charter of Shelby Village Homeowners Association, Inc. recorded in Instrument No. 20130617-0061361.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **508 Village Court, Nashville, TN 37206**.

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 21st day of February, 2025.

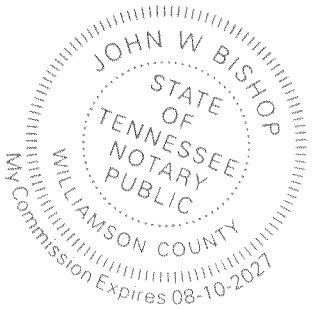
Bryant D. Cary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Bryant D. Cary, 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 21st day of February, 2025.

Notary Signature
My commission expires:



## True Copy Certification

I, **Tammy Carney,** 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 this the 21 day of February, 2025.

Affiant Signature
Date 2/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

