WARRANTY DEED

Karen Johnson
Batch # 1241860
02/27/2025 11 13 31 AM
Fees $13 00 Taxes $6,989 30

Davidson County
DEEDWARR
2 pgs

20250227-0014644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,889,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF FEBRUARY, 20 25

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Adam Cassella and Katharyn Cassella	FIRST HORIZON BANK	
(NAME)	(NAME)	
3419 A Springbrook Drive	12719 CANTRELL RD # 200	118 10 0L 001 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	LITTLE ROCK, AR 72223	
(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, **WE, SHAWN MEEHAN, MARRIED AND DENNIS MEEHAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM CASSELLA AND KATHARYN CASSELLA, HUSBAND AND WIFE,** 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·

Land in Davidson County, Tennessee, being Unit No. A of HOMES AT 3419 SPRINGBROOK DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3419 Springbrook Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230616-0046059, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 3419 SPRINGBROOK DRIVE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230616-0046059, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Shawn Meehan and Dennis Meehan, by Quit Claim Deed from Shawn Meehan, of record in Instrument No. 202311070086969, in the Register's Office of Davidson County, Tennessee, dated November 03, 2023 and recorded on November 07, 2023.

Being part of the same property conveyed to Shawn Meehan, a married man, by Warranty Deed from Timothy Blake Cothran, an unmarried man, of record in Instrument No. 20230313-0017925, in the Register's Office of Davidson County, Tennessee, dated March 10, 2023 and recorded on March 13, 2023.

Being part of the same property conveyed to Timothy Blake Cothran, an unmarried man, by Warranty Deed from Julian W. Moore, Jr., an unmarried man, of record in Instrument No. 20230313-0017924, in the Register's Office of Davidson County, Tennessee, dated March 10, 2023 and recorded on March 13, 2023.

Property was never a martial residence for the Grantors.

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 3419 A Springbrook Drive, Nashville, TN 37204
(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 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 21st day of February, 2025

SHAWN MEEHAN

DENNIS MEEHAN

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 Shawn Meehan and Dennis Meehan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2025.

Commission expires:

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

Notary Public

RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER G-BR-25-3419A