2025-1510-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252439 DEEDWARR
03/27/2025 08:25:30 AM 2 pgs
Fees: $13.00 Taxes: $2,417.03
20250327-0022846

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$653,250.00.**

Affiant

Subscribed and sworn to before me this 26th day of March, 2025.

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carmelita Perez Budge Management Trust Agreement, dated May 13, 2011, as amended by the Second Restatement of the Carmelita Perez Budge Management Trust U/A/D May 3, 2022	Carmelita Perez Budge Management Trust Agreement, dated May 13, 2011, as amended by the Second Restatement of the Carmelita Perez Budge Management Trust U/A/D May 3, 2022	091-06-1K-001-00
2523 Hickory Flats Trail Southeast	2523 Hickory Flats Trail Southeast	
Huntsville, AL 35801	Huntsville, AL 35801	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ryan Michael Casady, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carmelita Perez Budge and Mervin Clarence Budge, Jr., Trustees of Carmelita Perez Budge Management Trust Agreement, dated May 13, 2011, as amended by the Second Restatement of the Carmelita Perez Budge Management Trust U/A/D May 3, 2022**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for The Homes at 6006 Louisiana Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170921-0096869, in the Register's Office of Davidson, County, Tennessee, with Plat attached as Exhibit "B" to which Declaration reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Ryan Michael Casady, married, by Warranty Deed from Shawn Meehan, married, of record in Instrument No. 20181031-0107985, in the Register's Office of Davidson County, Tennessee, dated October 25, 2018 and recorded on October 31, 2018.

This is improved property known as: **6006 A Louisiana Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 26th day of March, 2025.

Ryan Michael Casady

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Michael Casady,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 26th day of March, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Andy Maloney, 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 **3/26/2025** (date of document).

Affiant Signature
Date **3/26/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **26** day of **March**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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