Karen Johnson Davidson County
Batch# 1253387 DEEDWARR
03/28/2025 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20250328-0023386

**NEW OWNER:**
Casey Jo Reznik and Graham Davis Hughes
2334 Ridgeland Drive
Nashville, TN 37214

**SEND TAX BILLS TO:**

~~New Owner~~
Cadence Bank
2778 West Jackson St.
Building C, 2nd Floor
Tupelo, MS 38840

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 25-140

**MAP & PARCEL**
**073-11-0-021.00**

Space for Recorder's Stamp

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **The Property Sisters, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Graham Hughes, a single person, and Casey Jo Reznik, a single person, as joint tenants with rights of survivorship** ("GranteeS"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Sunset View, Section 5 of record in Plat Book 2854, Page 20, in 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 The Property Sisters, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bryan Thomas Owen of record in Instrument No. 202408160062797 Register's Office for Davidson County, Tennessee, dated August 14, 2024 and recorded on August 18, 2024.**

**This is improved property also known as 2334 Ridgeland Drive, Nashville TN 37214.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of March, 2025.

The Property Sisters, LLC, a Tennessee Limited Liability Company

By: Heather Kennedy
Heather Kennedy, Member

By: Shannon Franklin
Shannon Franklin, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Heather Kennedy and Shannon Franklin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are **Members** of **The Property Sisters, LLC,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 26th day of March, 2025.

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My commission expires: 5-21-25

**********

The actual consideration or value, whichever is greater, for this transfer is $ **425,000.00**.

Amanda Allen
AFFIANT

Sworn to and subscribed to before me this 26th day of March, 2025.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

April Sumrold
NOTARY PUBLIC
My commission expires: 12·19·2028

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 March 26. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028