Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-25-791

Karen Johnson Davidson County
Batch # 1255431 DEEDWARR
04/02/2025 10 57 42 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20250402-0024992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2025

Notary Public

Commission Expires _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caitlin Foote and Spencer Foote 160 Woodmont Boulevard Nashville, TN 37205	NEW OWNER	116-04-0-018 00

WARRANTY DEED

FOR AND IN 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, I/WE,

Meagan H. Casey and Peter M. Casey, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Spencer Foote and Caitlin Foote, 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 the Northerly 50 feet of Lot 105 on the Plan of Kenner Manor Land Company's 2nd Subdivision of the Kennei Tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the propeity

Said part of said Lot fronts 50 feet on the Northeasterly side of Woodmont Avenue and extends back between parallel lines 200 feet to a dead line

Being the same property conveyed to Meagan H Casey and Peter M Casey, wife and husband by Warranty Deed from Kathy Ann Ganske, unmarried, of record in Instrument No 20220701-0076560, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foiegoing legal description is the same as contained in the resource of title shown above

This is improved property known as 160 Woodmont Boulevard, Nashville, TN 37205

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 so 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

Dated this the 1st day of April, 2025

Peter M Casey

Meagan H Casey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2025, before me personally appeared Peter M Casey and Meagan H Casey, 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 1st day of April, 2025

Notary Signature
My commission expires: 5-16-26

