This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 22 day of April, 2025.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1263265 DEEDWARR
04/23/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250423-0030945

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amanda Purcell 1324 Scarcroft Lane Nashville, TN 37221	New Owner	141-05-0A-189.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD JAMES CASS AND LISA CASS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMANDA PURCELL, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B of record in plat at Instrument No. 20110208-0011099, 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 Edward James Cass, an unmarried man, by Warranty Deed from Robert E. Davenport and Patricia G. Davenport, husband and wife, dated 10/11/2016 and recorded 10/12/2016 in Instrument No. 20161012-0107927, Register's Office for Davidson County, Tennessee.

Lisa Cass, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1324 Scarcroft Lane, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18 day of April, 2025.

Edward James Cass

Lisa Cass

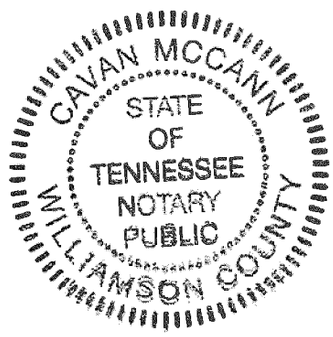
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward James Cass and Lisa Cass, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of April, 2025.

My commission expires: 9/21/26

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 4/18/25.

Affiant Signature – Joshua A. Terry

4/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/22/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27