Record & Return To:
Southern Title LLC
383 E. Main St , Ste 110
Hendersonville, TN 37075

This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24080-AP

Karen Johnson Davidson County
Batch # 1269144 DEEDWARR
05/06/2025 09 45 54 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20250506-0035140

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000 00

Kim Graves
Affiant

Subscribed and sworn to before me, this the 5th day of May, 2025.

Kayla R. Johnson
Notary Public
My Commission Expires: 3/27/27

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Levine, III Cassandra Danita Levine 3405 Old Anderson Rd Unit 127 Antioch, TN 37013	Neighborhood Loans 1333 Butterfield Rd Suite 600 Downers Grove, IL 60515	136-15-0A-020-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kaley Hogan, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Levine, III, a married man and Cassandra Danita Levine, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 20, together with the appurtenant common elements of Watercrest Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners Association, of record in Book 10788, page 553, as amended and supplemented in Book 10821, page 131, Book 10822, page 70; Book 11158, page 931; Instrument No. 20160621-0062874, Instrument No 20181227-0125451; and in Instrument No. 20250319-0019751, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan - PUD Boundary & Final Plat, Phase 1, Watercrest Townhomes, a horizontal property regime of record in Book 8250, page 888, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Watercrest Townhomes provided in said Declaration, amended, together with the By-Laws appended thereto, the site plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit

Being the same property conveyed to Kaley Hogan, an unmarried woman by Warranty Deed from Diane Lanier, an unmarried woman, dated January 31, 2020, recorded February 4, 2020, of record in Instrument No. 20200204-0013116, Register's Office for Davidson County, Tennessee.

This is improved property located at. **3405 Old Anderson Road, 127, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2025.

GRANTOR:

Kaley Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kaley Hogan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29th** day of April, 2025.

CHARLES D LIGHTSEY · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

Notary Public
My Commission expires. 3/3/26