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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250450589** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $810,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of May, 2025.<br><br>Notary Public<br>My Commission Expires: |

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

**WARRANTY DEED**

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| Address New Owner:<br>Eileen Mary Cassidy<br>4803 Michigan Avenue, Unit B<br>Nashville TN 37209 | Send Tax Bills To:<br>Fifth Third Bank, National Association<br>5001 Kingsley Drive, MD: 1MOBA8<br>Cincinnati, OH 45227 | Tax Information:<br>Tax Parcel ID No.<br>091-07-0-493.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carson White and Anne White, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eileen Mary Cassidy, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 708, Block 107, as shown on the map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, and further described from a survey by HFR Design dated 8-23-2018, R.L.S. #1906.

Bounded on the North by Michigan Avenue, on the East by 114 Property, LLC, in Instrument No. 20180830-0085999, on the South by Alley number 1205, and in the West by 114 Property, LLC in Instrument No 20180830-0085999;

Commencing from the Southwest margin of Michigan Avenue and 48th Avenue North, South 88 degrees 01-09" West 85 feet more or less to the point of beginning;

Thence, leaving the margin of Michigan Avenue, with 114 Property, LLC, South degrees 06'55" East 150.00 feet to an iron pin in the margin of Alley number 1205 having right of way width of 25 feet, thence with margin of said Alley South 88 degrees 01'09" West 25.00 feet to an iron pin at the common corner of Lots 708 and 710;

Thence, with 114 Property, LLC, North 2 degrees 06'55" West 150 feet to an iron pin in the margin of Michigan Avenue; thence, with the margin of Michigan Avenue North 88 degrees 01'09" East 25.00 feet to the point of beginning, containing 3,750 square feet for 0.086 acres more or less.

Being the same property conveyed to CARSON WHITE, by deed from 114 PROPERTY, LLC, of record in Instrument No. 20191202-0123694, dated November 22, 2019, said Register's Office.

Anne White joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-07-0-493.00.

Matters shown on the Plan of record in Plat Book 57, pages 74-75, said Register's Office.

This is improved property located at 4803 Michigan Avenue, Unit B Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch# 1269670 DEEDWARR
05/06/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250506-0035443

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 5th day of May, 2025.

Carson White

Anne White

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carson White and Anne White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2025.

Notary Public

My Commission Expires: 05-09-2026

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

**True Copy Certification**

I, **Pam Autry,** 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 this the 5 day of May, 2025.

Affiant Signature

Date 5/5/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08 10 2027