Name and Address of New Owner:
Brian Casner and Margaret Rose
800 Holt Grove Ct.
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New owner

Map & Parcel(s):
180-03-0A-085.00-CO

Karen Johnson Davidson County
Batch# 1273421 DEEDWARR
05/15/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,530.80
20250515-0038129

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven H. Cagle and Rebecca S. Cagle, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Brian Casner and Margaret Rose, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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 Lot No. 62 on the Plan of Section 2B, Stone Creek Park of record in Plat Book 9700, Page (s) 793 and 794, 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 Steven H. Cagle and Rebecca S. Cagle, husband and wife by Warranty Deed from Kenneth C. Sorrell and Mary Hurt Sorrell, husband and wife of record in Instrument No. 20190523-0048882 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 23, 2019.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is Improved property known as: 800 Holt Grove Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WITNESS our hand this 13 day of May, 2025.

Steven H. Cagle

Steven H. Cagle

Rebecca S. Cagle

Rebecca S. Cagle

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13 day of May, 2025, before me personally appeared Steven H. Cagle and Rebecca S. Cagle, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 13 day of May, 2025.

Lisa K R Wagner

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $684,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 14th day of May, 2025.

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Christen T Rabe

Notary Public
My Commission Expires: 1/30/27

Certificate of Authenticity

I, Christen Rabe, 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 **May 13, 2025**.

Date

Affiant Signature

5/14/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027