Karen Johnson Davidson County
Batch# 1285082 DEEDWARR
06/17/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250617-0047271

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY THOUSAND AND 00/100 (550,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MUSIC ROW BUNGALOW LLC (NAME)	**NEW OWNER** (NAME)	**105 01 1Y 111.00**
20B HAMPTON ROAD EXETER, NH 03833 (ADDRESS)	**20B HAMPTON ROAD EXETER, NH 03833** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of June, 2025, the undersigned, **PATRICK CASSIDY AND KELSEY CASSIDY, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MUSIC ROW BUNGALOW LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1014 16TH AVENUE SOUTH, 111, NASHVILLE, TN 37212** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 111 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Patrick Cassidy and Kelsey Cassidy, a Married Couple, by Warranty Deed from Harold & Owen LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240718-0054233, in the Register's Office of Davidson County, Tennessee, dated July 17, 2024, and recorded on July 18, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of June, 2025.

GRANTOR: PATRICK CASSIDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PATRICK CASSIDY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of June, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

GRANTOR: KELSEY CASSIDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KELSEY CASSIDY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of June, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 16th, 2025

Affiant Signature

06/16/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16th day of June, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202506170047271