(4)

Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24342-DJ

Karen Johnson Davidson County
Batch # 1290391 DEEDWARR
06/26/2025 09 23 40 AM 3 pgs
Fees $18 00 Taxes $925 00
20250626-0050285

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2025

Notary Public
My Commission Expires.

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Leigh Moyers 116 Saddle Tree Court Hermitage TN 37076	~~New Owner~~	064 12 0A 116 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, we, **Jayne L. Lingle, aka Jayne Lynn Lingle, married and Robert K. Cascadden, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Leigh Moyers, unmarried** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Being a certain building identified as property map No 116 as shown on plan of SECTION ONE FOX RUN CONDOMINIUM APARTMENTS of record in Book No 5200, Page 89, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R Weems, being of record in Book 5171, Page 915, R.O.D.C.

Being the same property conveyed to O Fred Clifford, Sr and wife, Gladys Mary Clifford, by Warranty Deed from Harris A. Gilbert, Trustee, and Norman W Ginsberg, Trustee, dated August 25, 1978, and recorded on November 16, 1978 in Book 5364, Page 742, in the Register's Office of Davidson County, Tennessee.

Gladys Mary Clifford died February 14, 2002, leaving O. Fred Clifford, Sr as the surviving tenant by the entirety O Fred Clifford, Sr. died July 17, 2002, testate, devising this property to E (Esther) Marguerite Gill and O Fred Clifford, Jr See Probate case 25P45, Davidson County Circuit Court, Probate Division. O Fred Clifford, Jr died January 26, 2005, intestate, in Harrison County, Mississippi, without surviving spouse, children, or parents His interest was then vested in E (Esther) Marguerite Gill, Tammy Lynn Clifford (died June 8, 2023 in Gulfport, MS, without surviving spouse, children, or parents leaving her three survivng siblings as heirs-at-law), Terry Clifford, Tommy Clifford, Todd Clifford, Robert K. Cascadden and Jayne Lynn Lingle, aka Jayne L. Lingle all as heirs at law of the said O. Fred Clifford Jr. See Affidavit of Heirship recorded in Instrument No 20250626-0050282, and Instrument No 20250626-0050283 Esther Marguerite Gill died March 30, 2024, testate, devising her interest to Robert Kenneth Cascadden and Jayne Lynn Lingle See Probate No. 25P45, Davidson County Circuit Court, Probate Division, at Nashville Tennessee. Further, being the same property conveyed to Robert K. Cascadden and Jayne L.Lingle by Quitclaim Deed from Terry Clifford, Tommy Clifford, and Todd Clifford, being recorded in Instrument No. 20250626-0050284, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **116 Saddle Tree Court, Hermitage, TN 37076**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

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 19 day of June, 2025

GRANTOR.

Jayne L. Lingle

Jayne L. Lingle aka Jayne Lynn Lingle

STATE OF NC
COUNTY OF Rowan

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jayne L. Lingle aka Jayne Lynn Lingle 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 19th day of June, 2025.

TAMMIE M HIBBERT My Commission Expires NOTARY PUBLIC 07 10 2029 CABARRUS COUNTY, NC

Tammie M Hibbert
Notary Public
My Commission expires: 07/10/2029

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SIGNATURES CONTINUE ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of June, 2025.

GRANTOR:

Robert K. Cascadden

STATE OF NC
COUNTY OF Onslow

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert K Cascadden, 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 he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 19 day of June, 2025.

Notary Public Margaret Husek
My Commission expires: 7-10-28

MARGARET HUSEK
Notary Public, North Carolina
Carteret County
My Commission Expires
July 10, 2028