Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Karen Johnson
Batch # 1292711
07/02/2025 11 41 45 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20250702-0052301

Warranty Deed

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000 00

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2025

Notary Public

My commission expires 6-27-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Kathryn Marie Cassidy	Old National Bank	091-02-0F-002 00-CO
6008 B Louisiana Avenue	One Main St	
Nashville, TN 37209	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA L. DECK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN MARIE CASSIDY, AN UNMARRIED 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.

Land in Davidson County, Tennessee and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 Louisiana Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No 20140613-0051682, the Davidson County Register's of Deeds Office, which is incorporated herein by reference for a more complete property description Said Unit is a portion of Lot 9, Block "9" on the Plan of Cherokee Park Subdivision as of record in Plat Book 161, Page 75, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Laura L. Deck, Unmarried by Warranty Deed from Cameron L. Foster, Unmarried of record in Instrument No 20170203-0011779 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 6008 B Louisiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2025.

Laura L. Deck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura L Deck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of June, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON