# WARRANTY DEED

Prepared by
Record and Return to:
Chapman and Rosenthal Title
20 Burton Hills Blvd, Suite

(SEAL)

Edward L Levite
Notary Public
State Of Vermont
My Commission Number: 157.0000314
My Commission Expires 01/31/2027

STATE OF ~~TENNESSEE~~ Vermont Essex
COUNTY OF ~~DAVIDSON~~ Grand Isle ESSX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2025

Notary Public
MY COMMISSION EXPIRES. 01/31/2027

File #25-TL-1415-O

**THIS INSTRUMENT WAS PREPARED BY AND RETURN**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1297073
07/14/2025 09 25 35 AM
Fees $13 00 Taxes $4,070 00

Davidson County
DEEDWARR
2 pgs

20250714-0055134

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | |
|---|---|---|
| **Jason B. Casey, Trustee of Sisters3 Irrevocable Trust dated October 29, 2024** | **New Owner** | |
| (NAME) | (NAME) | **105 01 3H 002.00** |
| **3927 Kimpalong Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**PETER SZARY, TRUSTEE OF PETER SZARY TRUST DATED JUNE 7, 2018, AND KARI R. SZARY, TRUSTEE OF KARI R. SZARY TRUST DATED JUNE 7, 2018,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**JASON B. CASEY, TRUSTEE OF SISTERS3 IRREVOCABLE TRUST DATED OCTOBER 29, 2024,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Unit 1415, together with an undivided interest in the common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1413 & 1415 EDGEHILL AVENUE COMMONS, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170717-0071843 and being shown on Plat attached thereto as Exhibit "B", 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 Peter Szary, Trustee of the Peter Szary Trust U/A dated June 7, 2018, and Kari R. Szary, Trustee of the Kari R. Szary Trust U/A dated June 7, 2018, as Tenants in Common, by Quitclaim Deed from Peter Szary and Kari Szary, husband and wife, of record in Instrument No. 20181108-0110600, in the Register's Office of Davidson County, Tennessee, dated on November 08, 2018, and recorded on November 08, 2018.

Being the same property Peter Szary and Kari Szary, husband and wife, by Warranty Deed from Daniel R Green, a married man, of record in Instrument No. 20180906-0088354, in the Register's Office of Davidson County, Tennessee, dated on September 04, 2018, and recorded on September 06, 2018

This conveyance is subject to.
* Property Taxes for the year 2025 and all subsequent years.
* Plat of RESUBDIVISION PART OF LOTS 2 THRU 10, COTTON & MOORES SUBDIVISION, as recorded in Plat Book 4350, Page 167.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170717-0071843.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4451, Page 198.
* Easement for Public Right-Of-Way, recorded in Instrument No 20170814-0083253.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1415 Edgehill Avenue, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 10th day of July, 2025.

Peter Szary Trust dated June 7, 2018

By: _____
Peter Szary, Trustee

Kari R Szary Trust dated June 7, 2018

By _____
Kari R Szary, Trustee

STATE OF ~~TENNESSEE~~ Vermont
COUNTY OF ~~DAVIDSON~~ Grand Isle

Edward L Levite
Notary Public
State Of Vermont
My Commission Number: 157.0000314
My Commission Expires 01/31/2027

On this 10th day of July, 2025, before me personally appeared Peter Szary, Trustee of Peter Szary Trust dated June 7, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2025.

_____
Notary Signature
My commission expires 01/31/2027
STATE OF ~~TENNESSEE~~ Vermont
COUNTY OF ~~DAVIDSON~~ Grand Isle

On this 10th day of July, 2025, before me personally appeared Kari R. Szary, Trustee of Kari R. Szary Trust dated June 7, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 10th day of July, 2025.

_____
Notary Signature
My commission expires: 01/31/2027

Edward L Levite
Notary Public
State Of Vermont
My Commission Number: 157.0000314
My Commission Expires 01/31/2027