| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8769-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 879,900 00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2025<br><br>Notary Public<br><br>MY COMMISSION EXPIRES 11-8-27<br><br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch # 1306625 DEEDWARR
08/07/2025 10 29 29 AM 2 pgs
Fees $13 00 Taxes $3,255 63
20250807-0062721

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO· | MAP-PARCEL NUMBERS |
|---|---|---|
| **Michelle Campbell Luschen, Trustee** | owner | |
| 2502 Essex Place | | 104-11-0-278.00 |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sandra G. Casteel, Trustee of The Sandra G. Casteel Living Trust under agreement dated June 13, 2008**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Campbell Luschen, as Trustee of The Michelle Campbell Luschen Living Trust for Campbell Luschen, Thomas Luschen and Mark Luschen, as amended and restated u/a/d September 11, 2019**

HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Davidson County, Tennessee, more particularly described as follows·

Being Lot No. 114 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones' Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 114 fronts 60 feet on the southerly margin of Essex Place, formerly Essex Avenue and extends back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Sandra G Casteel, Trustee of The Sandra G Casteel Living Trust, established by the Revocable Trust Agreement of Sandra G Casteel, dated June 13, 2008 by Warranty Deed from Sandra G Casteel of record in Instrument No 20080623-0064026 Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on June 23, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2511 Essex Place, 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, her successors, heirs 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors, 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 our hands this the 6th day of August, 2025.

The Sandra G. Casteel Living Trust

BY: Sandra G. Casteel, Trustee
Sandra G. Casteel, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Sandra G. Casteel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged heself to be the Trustee of **The Sandra G. Casteel Living Trust**, the within named bargainor, a Trust, and that she has executed the within instrument for the purposes stated therein by signing the name of the Trust by herself as its Trustee.

Witness my hand and official seal this the 6th day of August, 2025.

Notary Public my commission expires: 11-8-27

