THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751621** Karen Johnson Davidson County Batch # 1307137 DEEDWARR 08/11/2025 09:29:22 AM 2 pgs Fees: $13.00 Taxes: $6,660.00 20250811-0063386	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2025. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Novello Entertainment, LLC 2804 Azalea Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-07-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin D. Cason, Executrix of The Estate of James E. Cason** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Novello Entertainment, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block "C" on the Map of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County. Said Lot No. 18 fronts 75 feet on the easterly side of Azalea Place and runs back between lines 185.6 feet on the southerly line and 204.1 feet on the northerly line, which is a broken line, to a dead line in the rear, measuring 40.57 feet thereon. Together with beneficial easement rights created in Easement for Ingress and Egress, recorded in Book 7095, Page 979; as corrected by Instrument No. 200201160006584.

Being the same property conveyed to James E. Cason by Quitclaim Deed from Peggy Ann Cason of record in Instrument No. 200712270148063 in the Register's Office of Davidson County, Tennessee, dated November 30, 2007, and recorded December 27, 2007.

Being the same property conveyed to James E. Cason by Warranty Deed from Rose Marie Cason and Charles R. Shacklett of record in Book 4492, Page 364 in the Register's Office for Davidson County, Tennessee, dated April 9, 1971, and recorded April 9, 1971.

James E. Cason died on or about June 16, 2024 in Davidson County, Tennessee. His Last Will and Testament, being filed in the Chancery Court for the Twenty-First Judicial District, Williamson County Tennessee County Clerk's Office, Probate Division, Case No 24PR-13882. Letters of Testamentary dated July 24th, 2024 appointed Kristin D. Cason as the Executrix of the Estate of James E. Cason.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.

City of Berry Hill taxes for the year 2025 and thereafter, for tax parcel identification number 118-07-0-145.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berry Hill Gardens, as recorded in Plat Book 1130, Page(s) 36.

This is improved property located at 2804 Azalea Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of August, 2025.

Estate of James E. Cason

Kristin D Cason

By: Kristin D. Cason, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin D. Cason, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executrix of the Estate of James E. Cason, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 2025.

Notary Public
My Commission Expires: _____

