THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751746** Karen Johnson Davidson County Batch# 1313743 DEEDWARR 08/22/2025 03:22:30 PM 3 pgs Fees: $18.00 Taxes: $6,521.25 20250822-0067466	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,762,500.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2025. Notary Public My Commission Expires: 5/30/29

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Fred J. Cassetty and Deborah C. Cassetty 615 Belle Meade Blvd Apt 118 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 02 0A 015.00

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, **Nell H. Bransford, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred J. Cassetty and Deborah C. Cassetty, husband and wife**, ("Grantees"), their 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 Unit No. E-3 on the Plan of GLENCOURT CONDOMINIUMS of record in Plat Book 6250, Page 162, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of GLENCOURT CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279, amended in Instrument No. 20041013-0123308, Instrument No. 20100105-0000913, and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Nell H. Bransford, unmarried, by Warranty Deed from Barbara Massey Rogers, unmarried, of record in Instrument No. 20160902-0092936, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOURT, as recorded in Plat Book 6250, Page(s) 162.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENCOURT Condominium of record in Book 6396, Page 825, re-recorded in Book 6402, Page 279 and as amended in Instrument No. 20041013-0123308, Instrument No. 20100105-0000913, and Instrument No. 20171227-0131285; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer, recorded in Book 5799, Page 510.

Charter for Glencourt Homeowners Association recorded as Book 6420, Page 75.

This is improved property located at 615 Belle Meade Blvd Apt 118 Nashville TN 37205

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 20th day of August, 2025.

Nell H. Bransford _____ _____

Nell H. Bransford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nell H. Bransford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2025.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Ryan Rafoth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

August 20, 2025

Date

Affiant Signature

8/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me on this 20 day of August, 20 25

Notary's Signature

My commission expires 7/25/25

Date

Notary's Seal (if on paper)

Lynn McAllister
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY