WARRANTY DEED

ERIN A TOY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

File No. HG-25-10649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $541,000.00

Catherine Castner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2025

Erin A Toy
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hasan Abuassba	SAME AS OWNER	
(NAME)	(NAME)	
824 Gloucester Lane		141-05-0A-090.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Catherine Castner, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hasan Abuassba, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 90 on the Plan of Final Plat, Avondale Park, Phase 1, Section 3, "Cluster Lot Subdivision", of record in Instrument No. 20090318-0024198, having been Corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20090810-0075176, 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 Catherine Castner, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110128-0007792 Register's Office for Davidson County, Tennessee, dated January 25, 2011 and recorded on January 28, 2011 and Sacrivener's Affidavit recorded in Instrument No. 20130215-0015589 and Instrument No. 20201021-0122456.

This is property more commonly known as 824 Gloucester Lane, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against

Karen Johnson Davidson County
Batch# 1314771 DEEDWARR
08/26/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20250826-0068187

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 this 25 day of August, 2025.

Catherine Castner

STATE OF TENNESSEE
COUNTY OF Dickson

On this 25 day of August, 2025, before me personally appeared Catherine Castner, 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 25 day of August, 2025.

Notary Signature
My commission expires: 3/9/27

ERIN A TOY
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

Certificate of Authenticity

I , Rhonda S. Hardison, 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 25 2025

Rhonda S. Hardison
Affiant Signature

Date: August 25, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 25th day of August, 2025.

Notary Public
My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Documents