This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24649-RR

Karen Johnson Davidson County
Batch# 1324061 DEEDWARR
09/18/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20250918-0074681

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,099,000.00.

Kirsten Vorder
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cason Hayes 1314 Ridge Circle Joelton, TN 37080	New Owner	130-03-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Susan R. Howe, an unmarried woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cason Hayes**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described tract of parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, of Block 9, on the Map of a re-subdivision of a Part of Royal Oaks in Book 547, Page 167, said Register's Office.

Said Lot fronts 100 feet on the Northerly side of Sunnybrook Drive and runs back between lines 198.5 feet on the West line and 198.9 feet on the East line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Wesley R. Howe, and wife, Gwendolyn S. Howe by Warranty Deed from John W. Thompson of record in Book 6327, Page 917, Register's Office for Davidson County, Tennessee, dated June 29, 1984 and recorded on June 29, 1984.

Being the same property conveyed to George E. Copple, Jr, Trustee by Quitclaim Deed from Wesley R. Howe and Gwendolyn S. Howe of record in Book 8041, Page 356, Register's Office for Davidson County, Tennessee, dated January 26, 1990 and recorded on February 07, 1990 and within the same deed the said George E. Copple, Jr, Trustee conveyed his interest in the subject property to Wesley R. Howe.

Being the same property conveyed to Christi C. Mitchell, Trustee by Quitclaim Deed from Wesley R. Howe of record in Book 9522, page 382, Register's Office for Davidson County, Tennessee, dated November 15, 1994 and recorded on November 17, 1994 and within the same deed the said Christi C. Mitchell, Trustee conveyed his interest in the subject property to Wesley R. Howe and wife, Susan R. Howe, as tenants by the entirety.

** Wesley R. Howe having since died leaving Susan R. Howe the surviving spouse by the entirety.

This is improved property located at: **4308 Sunnybrook Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of September, 2025.

GRANTOR:

Susan R Howe 9.15.25

Susan R. Howe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan R. Howe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2025.

Notary Public
My Commission expires: _____



202509180074681

I, Kirsten Virden, 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 09/15/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

