This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24769-DJ

Karen Johnson Davidson County
Batch# 1352972 DEEDWARR
12/03/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251203-0095640

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025.

Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GRAETHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JPS 1992 TRUST FBO DIANE LYNN BUSH 7753 MORGANTOWN RD BOWLING GREEN KY 42101	New Owner	095-02-0-161

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, **James Taylor Cason, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Diane L. Bush, Trustee of JPS 1992 TRUST FBO DIANE LYNN BUSH**, hereinafter called the Grantee(s), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 30, Section I, Craigmeade Subdivision, according to survey and plat of same appearing of record in Book 2900, page 121, in the Register's Office for Davidson County, Tennessee, to which plat refence is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Taylor Cason, a single person by Warranty Deed from William Wolff Corbit and wife, Dorothy Lynch Corbit, dated March 18, 2015, recorded March 20, 2015, of record in Instrument No. 20150320-0024382, Register's Office for Davidson County, Tennessee.

T'Anna Aaliyah Cason hereby joins in this conveyance to relinquish all right and title she may have in and to the property, marital or otherwise.

This is improved property located at: **2207 Craigmeade Circle, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 25th day of November, 2025.

GRANTOR:

James Taylor Cason

T'Anna Aaliyah Cason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Taylor Cason and T'Anna Aaliyah Cason, 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.

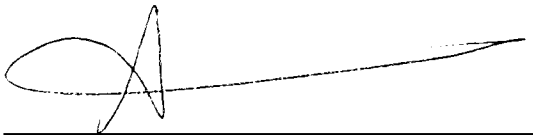
WITNESS my hand and seal at office this 25th day of November, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 11/25/2025.



Affiant Signature

11/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11/25/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal