WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360345 DEEDWARR
12/19/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20251219-0101173

BG-MFR-25-918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cashea, LLC	New Owner	
(NAME) 915 Battlefield Dr	(NAME)	**118-09-0-145.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY FRANCES RUDY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASHEA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "H" on the Plan of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 19 fronts 70 feet on the northerly side of Sutton Hill Road and runs back 180 feet on the westerly line and 182.03 feet on the easterly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to William T. Ensley and wife, Ophelia Ensley by Warranty Deed from James W. Wilson and wife, Alberta C. Wilson of record in Book 4743, Page 963, Register's Office for Davidson County, Tennessee, dated August 31, 1973 and recorded on September 06, 1973.

The Said William T. Ensley Having Since Died and Ophelia S. Ensley Having Since Died on November 22, 1995

Being the same property conveyed to Billie D. Irving by Executrix's Quitclaim Deed from Billie D. Irving, as Executrix of the Estate of Ophelia S. Ensley and Individually of record in Book 10278, Page 945, Register's Office for Davidson County, Tennessee, dated December 03, 1996 and recorded on December 03, 1996.

Being the same property conveyed to Gary C. Baker by Quitclaim Deed from Billie D. Irving, unmarried of record in Instrument No. 20160428-0041235 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on April 28, 2016.

Being the same property conveyed to Mary Frances Rudy, Trustee of The Mary Frances Rudy Trust by Quitclaim Deed from Gary C. Baker, unmarried of record in Instrument No. 20160516-0048427 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1148, Page 699, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3943, Page 964, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 Sutton Hill Rd, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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(s) this the 15th DAY OF DECEMBER, 2025.

Mary Frances Rudy Trust

BY: _____
Mary Frances Rudy
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, TRUSTEE of MARY FRANCES RUDY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of December, 2025.

_____
Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Danielle Watson, 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 12/12/25.
Date

D. Watson
Affiant Signature

12/12/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 12th day of December, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029