WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366036 DEEDWARR
01/06/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260106-0000774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Cassandra M Ardoin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025.

Heather Moody
Notary Public

MY COMMISSION EXPIRES: At Death

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

HEATHER MOODY
Notary Public - Louisiana
Lafayette Parish
Notary ID 159138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory L. Cashion and Elizabeth H. Cashion	New owner	131-05-0B-252.00
(NAME)	(NAME)	
252 Summit Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Cassandra M. Ardoin, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory L. Cashion and Elizabeth H. Cashion, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 252, together with the appurtenant interest in the common elements of Four Seasons Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon part of Tract I on the plan of Clark Gower property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cassandra M. Ardoin, unmarried woman by Warranty Deed from Michael A. Bradley and wife, Christine T. Bradley, dated 09/18/2015, of record in Instrument No. 20150923-0096846, Register's Office for Davidson County, Tennessee.

Glen N. Collett joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 252 Summit Ridge Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

The real estate and improvements referred to herein are situated in the State of Tennessee, County of Davidson, and are described as follows, to-wit:

252 Summit Ridge Drive, Nashville, TN 37215

Land in Davidson County, Tennessee, being Unit No. 252, together with the appurtenant interest in the common elements of Four Seasons Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon part of Tract I on the plan of Clark Gower property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Cassandra M. Ardoin, unmarried woman by Warranty Deed from Michael A. Bradley and wife, Christine T. Bradley, dated 09/18/2015, of record in Instrument No. 20150923-0096846, Register's Office for Davidson County, Tennessee.

Date: December 30, 2025

Cassandra M Ardoin
Cassandra M. Ardoin

Glen N. Collett

State of ~~Tennessee~~ Louisiana
County of Acadia

Subscribed and sworn to before me this 30th day of December, 2025.

Heather Moody
Notary Public: Heather Moody
My Commission Expires: At Death

HEATHER MOODY
Notary Public - Louisiana
Lafayette Parish
Notary ID 159138

CERTIFICATE OF AUTHENTICITY

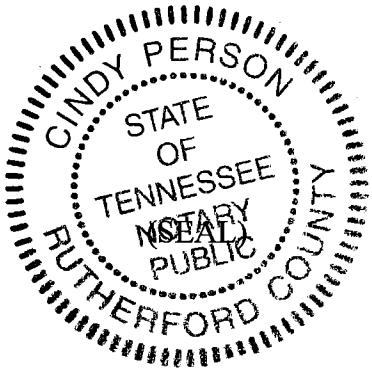
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-30-2025.

Affiant Signature

1-5-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5 day of January, ~~2025~~ 2026.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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