THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152792** Karen Johnson Davidson County Batch # 1374805 DEEDWARR 02/02/2026 03:40:42 PM 2 pgs Fees: $13.00 Taxes: $4,144.00 20260202-0007116	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,120,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1120 Duncanwood LLC 229 Ward Circle A-23 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 131 04 0 233.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1120 Duncanwood LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of DUNCANWOOD of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2020, by Special Warranty Deed to Trustee from Nathan O. Casey and Elizabeth P. Casey, husband and wife, of record in Instrument No. 20210201-0013800, in the Register's Office of Davidson County, Tennessee, dated January 25, 2021, and recorded on February 01, 2021.

Being the same property conveyed to Nathan O. Casey and Elizabeth P. Casey, husband and wife, by Warranty Deed from Chris Boulware and Erin H. Boulware, husband and wife, of record in Instrument No. 20200910-0103310, in the Register's Office of Davidson County, Tennessee, dated September 03, 2020, and recorded on September 10, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter,

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1120 Duncanwood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of January, 2026.

Casey Family Trust

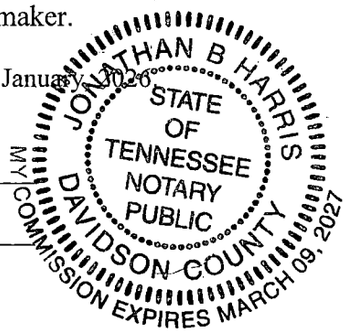
BY: _____
Nathan O. Casey, Trustee

BY: _____
Elizabeth P. Casey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan O. Casey and Elizabeth P. Casey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Casey Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of January, 2026.



_____
Notary Public
My Commission Expires: _____