This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1398656 DEEDWARR
03/27/2026 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20260327-0024634

WARRANTY DEED

THIS INDENTURE, made this 27 day of May, A.D., 2025, by and between

Kendra Casson and Jeff Casson, wife and husband

First Parties, and

Second Parties,
Joyce Diane Cox, Trustee of Joyce Diane Cox Revocable Trust dated September 23, 2002

WITNESSETH: That said First Parties, for and in consideration of the sum of ————One and NO/100————Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being a certain private element townhome unit situated in Davidson County, Tennessee, being known as Unit B, together with the appurtenant common elements, of 1005 Shadow Lane, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1005 Shadow Lane, a townhouse planned unit development (horizontal property regime with private elements), of record in Instrument No. 20160715-0073123, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said unit being depicted on site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1005 Shadow Lane provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the Original Plat of Rose Estates, Section 1, of record in Book 3600, Page 37; as amended in Book 3805, Page 360; and in Book 3862, Page 92, said Register's Office; and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kendra Casson and Jeff Casson, wife and husband by Deed dated March 28, 2024 from Jennifer L. Lawyer, an unmarried woman, recorded April 1, 2024, in Instrument Number 202404010022449, in the Official Records of Davidson County, Tennessee.

OWNER:
Joyce Diane Cox
2740 Southwest Martin Downs Boulevard, No. 406
Palm City, FL 34990

RESPONSIBLE TAXPAYER:
New Owner

CLT # 084050C00200CO

MR-SR-788893

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Kendra Casson
Kendra Casson

× Jeff Casson
Jeff Casson

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Kendra Casson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2025.

(seal)

✓ _____
Notary Public

My Commission Expires:✓ 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Williamson

Personally appeared before me, Jeff Casson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2025.

(seal)

✓ _____
Notary Public

My Commission Expires:✓ 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 590,000.00.

Affiant

STATE OF TN, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 26 day of MARCH, 20 26.

Signature of Notary Public

Notary Seal

Printed Name of Notary

Commission Expiration

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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True Copy Certification

I, **Tonya Cherry,** 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 this the ~~26~~ 27 day of ~~March~~ May, ~~2026~~ 2025.

Affiant Signature
Date 3-26-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028