This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1413846 DEEDWARR
04/30/2026 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038528

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES L. CASEY, Trustee ANN M. CASEY, Trustee CASEY REVOCABLE LIVING TRUST dated March 19, 2026 918 Fairwin Avenue Nashville, TN 37216	SAME	072 09 0 303.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Sworn to ~~and subscribed~~ before me this April 14, 2026.

Notary Public

My Commission Expires: 1/15/2030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ANN CASEY and JAMES LAWRENCE CASEY, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JAMES L. CASEY and ANN M. CASEY, Trustees of the CASEY REVOCABLE LIVING TRUST, dated March 19, 2026, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this April 14, 2026.

By: _____
ANN CASEY, Grantor

_____
JAMES LAWRENCE CASEY, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANN CASEY and JAMES LAWRENCE CASEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 14, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

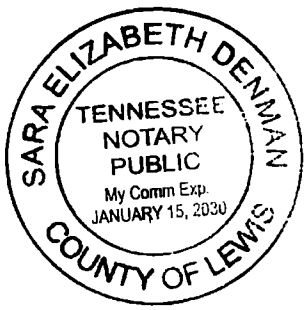


Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot number 55 on the Map of Eskridge Subdivision of part of the W.B. Franklin property as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANN CASEY and JAMES LAWRENCE CASEY, wife and husband by Warranty Deed of record from HARRY C. BLAKE and DENNIS P. O'BRIEN, married to each other, in Instrument No. 20220711-0079484, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record, as well as the following:

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eskridge Subdivision of part of the W.B. Franklin Property, as recorded in Book 547, Page(s) 52 .
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4102, Page 491 and Book 4231, Page 664.
*Any and all existing easements and restrictions as shown of record not stated herein

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 918 Fairwin Avenue, Nashville, TN 37216.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 April 14, 2026 (date of document).

Signature

April 14, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of April, 2026

Notary Public
My Commission expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS