Karen Johnson Davidson County
Batch# 1426366 DEEDWARR
05/28/2026 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,102.08
20260528-0048384

Warranty Deed

Gabriel Robert Lutz Notary Public - State of New York No. 01LU0014861 Qualified in Clinton County My Commission Expires 10/25/2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $838,400.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2026. Notary Public My commission expires: 10/25/2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amanda Tankersley and Aaron Lutz	United Wholesale Mortgage, LLC	082-04-0-149.00
1020 North 7th Street	PO Box 202028	
Nashville, TN 37207	Florence, SC 29502-2028	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CASS AND MARTIN ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA TANKERSLEY AND AARON LUTZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot 24, Subdivision of Mcferrin Lands, Wills, Sharpe and Crutcher Addition, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary R. Monnet, unmarried and Robert D. Monnet and Debra S. Monnet, husband and wife, all as joint tenants with right of survivorship as to each other by Warranty Deed from Lauren J. O'Meara, unmarried of record in Instrument No. 20111118-0090613 Register's Office for Davidson County, Tennessee, dated November 15, 2011 and recorded on November 18, 2011.

The Said Jamed D. O'Meara having since died.

Being the same property conveyed to Zachary R. Monnet by Quitclaim Deed from Robert D. Monnet, and Debra S. Monnet of record in Instrument No. 20250911-0072699 Register's Office for Davidson County, Tennessee, dated September 08, 2025 and recorded on September 11, 2025.

Being the same property conveyed to Cass and Martin Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Zachary R. Monnet, married of record in Instrument No. 20251219-0100897 Register's Office for Davidson County, Tennessee, dated December 08, 2025 and recorded on December 19, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1020 North 7th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2026.

Cass and Martin Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Newberry, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Newberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Cass and Martin Enterprises, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2026.

_____
Notary Public

My Commission Expires: 11-5-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

I, **Gabriel R. Lutz**, 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 **5/26/2026** (date of document).

Affiant Signature

Date **5/26/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **May**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027