Karen Johnson Davidson County
Batch# 1438298 DEEDWARR
06/25/2026 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260625-0057637

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Ellen Ann Dudek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/23/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Austin Porter and Ellen Ann Dudek	NEW OWNER	128 11 0 006.00
(NAME)	(NAME)	
520 Holt Valley Road	520 Holt Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Margaret L. Casey a/k/a Margaret A. Casey, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Austin Porter and Ellen Ann Dudek, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Holt Meadows, of record in Plan Book 4300, page 174, Register's Office for said County.

Said Lot No. 35 fronts 110.24 feet on the northwesterly margin of Holt Valley Road and extends back 144.00 feet on the northeasterly line and 111.87 feet on the southwesterly line to a broken line in the rear, measuring 108.90 feet thereon.

Being the same property conveyed to Edward L. Casey and wife, Margaret L. Casey by deed from Hendley, Whiteside and Patterson, a partnership composed of Robert B. Hendley, Douglas C. Whiteside and James T. Patterson, dated November 26, 1974, recorded December 2, 1974, of record in Book 4872, page 312, Register's Office for Davidson County, Tennessee. The said Edward L. Casey died on November 20, 2022 leaving Margaret L. Casey as the surviving tenant by the entirety.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Holt Meadows, as recorded in Plat Book 4300, Page(s) 174 .
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4767, Page 930.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 520 Holt Valley Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 23rd day of June, 2026.

Margaret A. Casey by [illegible] att. in fact
Margaret L. Casey a/k/a Margaret A. Casey
by Steven E. Casey, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2026 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Steven E. Casey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Margaret A. Casey a/k/a Margaret A. Casey, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney of record in Instrument # 202606250057636 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 23rd day of June, 2026.

Notary Public:
My Commission Expires: 7/25/29

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23rd day of June, 2026.

K. Thomas Sidwell
Date: 6/23/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of June, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY