Karen Johnson
Batch # 1464220
08/25/2026 03:23:47 PM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20260825-0078707

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nashville Native Realty LLC **422 Southwood Dr** **Nashville, Tennessee 37217**	**SAME AS OWNER**	MAP 120 GROUP 05 0 PARCEL 085.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Douglas Paul Casmus, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Nashville Native Realty LLC, a Tennessee Limited Liability Company

Hereinafter called the grantees, 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 No. 98 on the Map of Glencliff Estates, Section Two, as of record in Book 1130, pages 77 and 78, Register's Office for said County.

Said Lot No. 98 fronts 100 feet on the southerly side of Southwood Drive and runs back between lines 414 feet on the easterly line and 439.4 feet on the westerly line to a dead line in the rear, which is a broken line, and on which it measures 142.2 feet.

Being the same property conveyed to Douglas Paul Casmus and Deborah A.M. Banks, by Warranty Deed from Fred W. Rice and wife, Amy E. Rice and Mary E. Rice, dated March 14, 1981 and filed of record March 17, 1981 as Book 5722, page 123, Register's Office for Davidson County, Tennessee. (for value or consideration of $70,000.00) Further conveyed by Quitclaim Deed to Douglas Paul Casmus, unmarried, dated January 31, 1997 and filed of record April 1, 1997 as Book 10398, page 638, said Register's Office.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **422 Southwood Dr, Nashville, Tennessee 37217.**

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 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.

WITNESS my hand and official seal at office this 24th day of August, 2026.

Douglas Paul Casmus By Charles A. Casmus III As Attorney-in-Fact

Douglas Paul Casmus, by , Charles A. Casmus III, as ~~attorney~~-in-fact

STATE OF Alabama

COUNTY OF Montgomery

On this 24, day of August, 2026, the undersigned authority, a Notary Public in and for the State of Alabama, before me personally appeared Charles A. Casmus III,, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Douglas Paul Casmus, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Douglas Paul Casmus.

Power of Attorney recorded in Instrument No. 20260825-0078706 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 24 day of August, 2026.

My Commission Expires: 5/21/2029

Adriane N. Patton
NOTARY PUBLIC

STATE OF ALABAMA NOTARY PUBLIC
ADRIANE N. PATTON
My Commission Expires
May 21, 2029

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027