Karen Johnson Davidson County
Batch# 1469608 DEEDWARR
09/08/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260908-0082851

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of September, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9/18/2027

2026-07-4342

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nathan Edward Donehue 3230 Priest Woods Drive Nashville, TN 37214	OWNER	Map/Parcel 108-16-0-038.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cassie Marie Cauley and Nicholaus Wayne Cauley, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Edward Donehue, a single man,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 54-A on the Plan of Zone Lot Division Lots 54, 55, Section 2, Lakeview Hills Sub, of record in Plat Book 5800, Page 137, which amends prior plat in Plat Book 5200, Page 687, and as amended by document of record in Book 6235, Page 60, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Cassie Marie Cauley and Nicholaus Wayne Cauley, a married couple by Warranty Deed from Jennifer Darlene (Schmidt) Mangrum, Married of record in Instrument No. 20230901-0068993 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 01, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3230 Priest Woods Drive, Nashville, TN 37214.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 1 day September, 2026.

Cassie Marie Cauley

Nicholaus Wayne Cauley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of September, 2026, before me personally appeared Cassie Marie Cauley and Nicholaus Wayne Cauley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of September, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

True Copy Certification

I, Byanka Green, 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 the 2 day of September, 2026.

Byanka Green
Affiant Signature

9/2/2026
Date

State of Tennessee)

County of Coffee)

Sworn to and subscribed before me this 2 day of September, 2026.

Bonnie L. Wigley
Notary's Signature

My Commission Expires: 9/18/2027

Notary' Seal (if on paper)

BONNIE L WIGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY