Karen Johnson Davidson County
Batch# 1470442 DEEDWARR
09/09/2026 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $3,525.18
20260909-0083470

2026-2173-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$952,750.00.**

Amanda Iller
Affiant

Subscribed and sworn to before me this 28th day of AUGUST, 2026

Carmen Coats
Notary Public
My Commission expires: 11/5/29
(Affix Seal)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT PREPARED BY
BNT Escrow, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cass and Martin Enterprises, LLC	NEW OWNER	116-08-0C-085-00
1130 OMAN DRIVE		
BRENTWOOD, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Louann Thomson, a married person, and Phyllis Graham Stillman, a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cass and Martin Enterprises, LLC, a Tennessee Limited Liability Company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a certain building site identified as No. 85, as shown on a revised plan of Sugartree, Phase 2, as of record in Book 4860, Pages 56 and 57, Register's Office for said County.

Being the same property conveyed to Louis K. Graham et ux Patsy by Deed Deed from John T. Rochford et ux Carol C of record in Book 5751, Page 732, Register's Office for Davidson County, Tennessee, dated May 26, 1981 and recorded on June 29, 1981. Further conveyed to Louis K. Graham, a married man by Quitclaim Deed from Patsy Graham, a married woman of record in Instrument No. 20170906-0091392 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on September 06, 2017. Further conveyed to Phyllis Graham Stillman and Mary Louann Thomson, as joint tenants with right of survivorship by Quitclaim Deed from Louis K. Graham, by his Attorney in Fact, Phyllis Graham Stillman of record in Instrument No. 20260330-0025137 Register's Office for Davidson County, Tennessee, dated March 05, 2026 and recorded on March 30, 2026.

Subject property is investment property and has never been the marital residence of grantor, nor grantor's spouse.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years.**

2. **Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 56 and 57, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5052, Page 840, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee.**
3. **Restrictions of record in Book 4857, Page 157, Book 4874, Page 463, Book 4911 , Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466, Instrument No. 201407030059134, Instrument No. 201407150062498 and Instrument No. 201705220050870, in the Register's Office for Davidson County, Tennessee.**
4. **Easements of record in Book 7061, Page 100, Book 5061, Page 285, in the Register's Office for Davidson County, Tennessee.**
5. **Restrictions of record as Instrument Number 20000717-0070070 in the Register's Office for Davidson County, Tennessee.**

This is improved property known as: 85 Concord Park West, Nashville, TN 37205.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 26 day of August, 2026.

Phyllis Graham Stillman

Phyllis Graham Stillman

STATE OF Connecticut
COUNTY OF New London

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phyllis Graham Stillman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 26th day of August, 2026.

Joan M Sullivan

Notary Public
My commission expires 12-31-2028

JOAN M. SULLIVAN NOTARY PUBLIC CONNECTICUT

WITNESS our hands this 26 day of August, 2026.

Mary Louann Thomson

Mary Louann Thomson

STATE OF AL
COUNTY OF Limestone

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Louann Thomson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 26 day of August, 2026.

Christopher Justin Story

Notary Public
My commission expires 7/22/2028

CHRISTOPHER JUSTIN STORY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07/22/28

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 28. 2026

Affiant Signature

4th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028