Karen Johnson Davidson County
Batch# 1474583 DEEDWARR
09/17/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20260917-0086643

WARRANTY DEED

(SEAL)

REBECCA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 8/19/2028

File #26-TC-1116-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason C. Star and Michelle Star	New Owner	
(NAME)	(NAME)	131 04 0 253.00
1116 Brookmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELIZABETH P. CASEY AND NATHAN O. CASEY, TRUSTEES OF CASEY FAMILY TRUST DATED JANUARY 25, 2020,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JASON C. STAR, AND MICHELLE STAR, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 15 on the Map of DUNCANWOOD, as of record in Plat Book 1424, Page 139, Register's Office for said County. Said Lot 15 fronts 78 feet on the North side of Brookmeade Drive and runs back between lines, 153.3 feet on the West line and 188.2 feet on the East line to a dead line in the rear on which it measures 127 feet.

Being the same property conveyed to Nathan O. Casey and Elizabeth P. Casey, Trustees of the Casey Family Trust dated January 25, 2020, by Special Warranty Deed from Elizabeth P. Casey and Nathan O. Casey, married, of record in Instrument No. 20210201-0013799, in the Register's Office of Davidson County, Tennessee, dated January 25, 2021 and recorded on February 01, 2021.

Being the same property conveyed to Elizabeth P. Casey and Nathan O. Casey, married, by Warranty Deed from David A. Price, Co-Trustee and James M. Long, Co-Trustee of the Watson 1991 Irrevocable Insurance Trust, of record in Instrument No. 20130311-0024041, in the Register's Office of Davidson County, Tennessee, dated February 28, 2013 and recorded on March 11, 2013.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1786, Page 178.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 1116 Brookmeade Drive, Nashville, TN 37204.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th day of September, 2026.

Casey Family Trust dated January 25, 2020

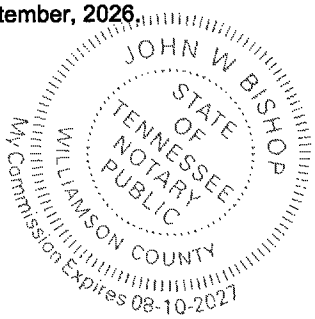
By: _____
Elizabeth P. Casey, Trustee

By: _____
Nathan O. Casey, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2026, before me personally appeared Elizabeth P. Casey and Nathan O. Casey, Trustees of Casey Family Trust dated January 25, 2020, 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 16th day of September, 2026.



_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, J. Trent Lehman, 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 9/16/2026.

Date

Affiant Signature

9/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY