Karen Johnson Davidson County
Batch# 720348 DEEDWARR
09/21/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210921-0126382

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ HORRY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTY THOUSAND AND 00/100 (360,000.00).

Alice de Sha Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2021.

Cathleen Hopkins
Notary Public

MY COMMISSION EXPIRES: FEB 16, 2026

(AFFIX SEAL)

CATHLEEN HOPKINS
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES
FEBRUARY 16, 2026

**This Instrument Prepared By:**
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Corey Anderson Cain and Erin Tolliver Cain, husband and wife** (NAME) | **NEW OWNER** (NAME) | **104 14 0 310.00** |
| **2810 Westwood Avenue, A, Nashville, TN 37212** (ADDRESS) | **845 A Dewees Avenue Nashville, TN 37204** (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of September, 2021, the undersigned, **ALICE DE SHA MORGAN, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COREY ANDERSON CAIN AND ERIN TOLLIVER CAIN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **2810 Westwood Avenue, A, Nashville, TN 37212** and more particularly described as follows:

Being Lot No. 2-B on the plan of Zone Lot Division of Lot 1 & 2, James R. Knight, of record in Book 6050, Page 162, as amended in Book 6250, Page 758, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice De Sha Morgan, by Warranty Deed from Lynda J. Wimberly, unmarried, of record in Instrument No. 20021106-0136243, in the Register's Office of Davidson County, Tennessee, dated October 24, 2002 and recorded on November 06, 2002.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 15th day of September, 2021.

GRANTOR: ALICE DE SHA MORGAN

Alice de Sha Morgan

STATE OF ~~TENNESSEE~~ South Carolina )
COUNTY OF ~~DAVIDSON~~ Horry ) (CG)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Alice de Sha Morgan**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of September, 2021.

Carly Goodcuff
Notary Public

07/21/2025
My Commission Expires

CARLY GOODCUFF
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES
JULY 21, 2025

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **September 15** (date of document).

**Affiant Signature**

**September 15, 2021**

**Date**

State of Tennessee County of Davidson Sworn to and subscribed before me this **15** day of **September**, 2 **021**.

**Notary Public**

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024