Karen Johnson Davidson County
Batch# 779056 DEEDWARR
12/22/2021 04:09:30 PM 9 pgs
Fees: $48.00 Taxes: $1,110.00
20211222-0169537

WARRANTY DEED

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Cain and Cleta Cain	New Owners	
(NAME)	(NAME)	
219 Nathan Dr.	219 Nathan Dr.	033-04-0B-031.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen Lynch-Wolfe, Donald Lynch, Ronald E. Lynch, Jonathan R. Lynch, Connie L. Hicks, Jackie Shields, Randy M. Lynch** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall Cain and Cleta Cain, husband and wife,** 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. 31 on the Plan of Dry Creek Pointe, Section one of record in Plat Book 7900, Page 737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Lynch-Wolfe, Donald Lynch, Ronald E. Lynch, Jonathan R. Lynch, Connie L. Hicks, Jackie Shields and Randy M. Lynch, by virtue of that certain Affidavit of Heirship Deed dated November 8, 2021, and being of record at Instrument No. 20211112-0151141 and Affidavit of Heirship dated November 10, 2021 at Instrument No. 20211123-0155573 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Clara D. Lynch, unmarried by Warranty deed from Fox Ridge Homes, Inc of record in Book 10596, Page 924, Register's Office for Davidson County, Tennessee, dated August 22, 1997 and recorded on September 05, 1997.

Clara D Lynch died September 28th 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 219 Nathan Dr. Goodlettsville, TN 37072 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 17th day of December, 2021.

Karen Lynch Wolfe
Karen Lynch-Wolfe

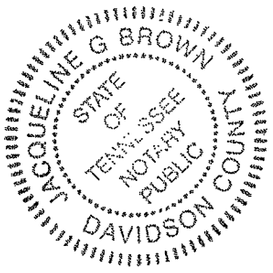
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Karen Lynch-Wolfe**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22



Witness my hand this 10th day of December, 2021.

Ronald E. Lynch

STATE OF Tennessee
COUNTY OF Washington

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ronald E. Lynch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2021.

Notary Public

My Commission Expires: 08/29/2023

ZANNA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

Witness my hand this 6th day of December, 2021.

Donald Lynch

Donald Lynch

STATE OF Tennessee
COUNTY OF Sullivan

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Donald Lynch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of December, 2021.

Tammy J Gray

Notary Public

My Commission Expires: June 2, 2024

TAMMY J GRAY
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Witness my hand this 9th day of December, 2021.

Jonathan R. Lynch

Jonathan R. Lynch

STATE OF Tennessee
COUNTY OF Washington

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jonathan R. Lynch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2021.

Notary Public

My Commission Expires: 05/29/2023

ZANNA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

Witness my hand this 8th day of December, 2021.

Connie L. Hicks

Connie L. Hicks

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Connie L. Hicks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2021.

Notary Public

My Commission Expires: _____

YISMALDY LARIOS
Notary Public - State of Florida
Commission # HH 073219
My Comm. Expires Dec 17, 2024

Witness my hand this 16th day of December, 2021.

Jackie Shields

Jackie Shields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jackie Shields**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of December, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 9th day of December, 2021.

Randy M. Lynch

Randy M. Lynch

STATE OF GA
COUNTY OF DeKalb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Randy M. Lynch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2021.

Shabnaj Haque

Notary Public

My Commission Expires: Jan. 31, 2025

SHABNAJ HAQUE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 31, 2025

Certificate of Authenticity

I, Elissa Schmidt, 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 December 20, 2021.

Elissa Schmidt
Affiant Signature

12/20/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2021.

Cari Allen
Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25