THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation, ,	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$775,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2022. Notary Public MY COMMISSION EXPIRES: 9/20/2025 (AFFIX SEAL)

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 806902 DEEDWARR
02/16/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220216-0018164

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Trina R. Warden and James W. Warden	Trina R. Warden and James W. Warden	MAP:
2118 Westwood Avenue	2118 Westwood Avenue	PARCEL: 104-15-0-341.00
Nashville TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARY THOMAS KAIN, A ONE-HALF UNDIVIDED INTEREST, AND MARY THOMAS KAIN, AS TRUSTEE FOR The DOROTHY THERESA KAIN TRUST under agreement dated May 14, 1993, A ONE-HALF UNDIVIDED INTEREST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRINA R. WARDEN AND JAMES W. WARDEN, WIFE AND HUSBAND**

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 the easterly 20 feet of Lot No. 65 the westerly 40 feet of Lot No. 66 on the Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.

Said easterly part of Lot No. 65 and the westerly part of Lot No. 66, front together 60 feet on the northerly side of Westwood Avenue, and run back between parallel lines 185 feet to an alley.

Being the same property conveyed to Mary Thomas Kain, a one-half undivided interest and Mary Thomas Kain, as Trustee for my Dorothy Theresa Kain, a one-half undivided interest by Warranty deed from Margaret Kain, surviving widow of James Kain, deceased of record in Book 8950, page 619, Register's Office for Davidson County, Tennessee, dated May 14, 1993 and recorded on May 17, 1993.

This is IMPROVED property known as: **2118 Westwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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/our hand(s) this the 18th day of January, 2022.

Mary Thomas Kain
Mary Thomas Kain,

The Dorothy Theresa Kain Trust under Agreement dated May 14, 1993

BY: Mary Thomas Kain, Trustee
Mary Thomas Kain, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Thomas Kainr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 4 day of February, 2022..

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Thomas Kain, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she is the Trustee of the Dorothy Theresa Kain Trust and that as such Trustee she executed the within instrument of behalf of the Dorothy Theresa Kain Trust for the purposes therein contained, ahaving been so authorized.

Witness my hand this 4 day of February, 2022..

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 4, 2022.

J. Carlton Drumwright

February 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 4, 2022.

Notary

My Commission Expires: 12/18/22

