Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1176

Karen Johnson Davidson County
Batch# 860572 DEEDWARR
05/23/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $5,411.25
20220523-0059506

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan M. Cain, married and Roy M. Cain, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Clarke and Susan Clarke, husband and wife as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record in Plat at Instrument No. 20160621-0062851, 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 Ryan M. Cain, unmarried and Roy M. Cain, a married man, Joint Tenants with Right of Survivorship by Special Warranty deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20190423-0036985 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 23, 2019. Ryan M. Cain is now married. The subject property was not the residence of either Grantor's Spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3610 C West End Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Matthew/ Susan Clarke **3610 C West End Avenue** **Nashville, TN 37205**	Mathew Clarke and Susan Clarke 3610 C West End Avenue Nashville, TN 37205	**104-09-0W-102.00**

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2022.

Ryan M. Cain

Roy M. Cain

State of Tennessee)
County of Davidson)

On this 2nd day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan M. Cain and Roy M. Cain, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC

State of NC
County of Mecklenburg

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,462,500.00.**

Affiant
Ana Gomez

Sworn and subscribed before me on this the 2nd day of May, 2022.

Notary Public

My Commission Expires: _____

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on May 2nd, 2022.

Date

AnaVGómez

Affiant Signature

05/02/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 02 day of May, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)