Karen Johnson Davidson County
Batch# 877763 DEEDQC
06/24/2022 02:33:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072663

THIS INSTRUMENT PREPARED BY:
Noah B. Cain
305 Melpar Drive
Nashville, Tennessee 37211

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel Number
Noah B. Cain	Noah B. Cain	14813003000
305 Melpar Drive	305 Melpar Drive	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, NOAH B. CAIN, unmarried, and RACHEL G. PARHAM, unmarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto NOAH B. CAIN, a single man, hereinafter referred to as "Grantee", whose mailing address is: 305 Melpar Drive, Nashville, Tennessee 37211, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section Three, Locustwood, as of record in Book 2663, page 29, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Noah B. Cain, unmarried, and Rachel G. Parham, unmarried, by Deed from Shane Merrill Facio, married, and Martha A. Mancinelli, married, dated June 18, 2010 and recorded June 25, 2010, of record as Instrument No. 20100625-0049948, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Woodrow Sales and wife, Wanda Mays-Sales, by Deed from Robert J. Alley and Lynda Marie Alley, dated April 6, 2001 and recorded April 16, 2001, of record as Instrument No. 20010416-0036991, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. sbm Bank One National Association as for RASC 2001KS2, by Substitute Trustee's Deed from Patrick A. Taggert as Substitute Trustee, dated October 1, 2009 and recorded October 6, 2009, of record as Instrument No. 20091006-0092840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luciano Scala, married, by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust

Company, N.A. as successor to JPMorgan Chase Bank, N.A. sbm Bank One National Association as for RASC 2001KS2, dated November 20, 2009, and recorded November 30, 2009 of record as Instrument No. 20091130-0108905, Register's Office for Davidson County, Tennessee. The said Luciano Scala having since conveyed his interest in said property to Luciano Scala and Shane Merrill Facio, as joint tenants with rights of survivorship, by Quitclaim Deed recorded December 3, 2009. By Quitclaim Deed recorded March 16, 2010, of record as Instrument No. 20100316-0019783, said Register's Office, Luciano Scala conveyed his 50% interest in said property to Martha A. Mancinelli.

Tax ID No.: 14813003000

Statement required by T.C.A. § 6-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 305 Melpar Drive, Nashville, Tennessee 37211.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of June, 2022.

NOAH B. CAIN

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NOAH B. CAIN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 24 day of June, 2022.

Notary Public

My commission expires: My Commission Expires November 6, 2024

MAYELIN V DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of June, 2022.

RACHEL G. PARHAM

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RACHEL G. PARHAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 24 day of June, 2022.

Notary Public

My commission expires: My Commission Expires November 6, 2024

MAYELIN V DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

Noel Cain, **Affiant**

Subscribed and sworn before me this the

24 **Day of** June, **20** 22.

Brandi Wise, **Deputy Register**