THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641564

Karen Johnson Davidson County
Batch# 912723 DEEDWARR
09/06/2022 11:12:06 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220906-0099780

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristen Cain and Grant Cain 100 Talisker Ct Apex, NC 27502	New Owner	Tax Parcel ID No. 093 05 2A 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eliza L. Straney n/k/a Eliza Nicola, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Cain and Grant Cain, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit Number 104 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and Restated in Instrument No. 20061025-0132105 as amended in Instrument No. 20180123-0007047, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and By-Laws, for a more complete identification and description of said unit.

Being the same property conveyed to Eliza L. Straney by Special Warranty Deed from Community First Bank & Trust of record in Instrument No. 20120906-0080438 in the Register's Office of Davidson County, Tennessee, Dated August 31, 2012 and recorded on September 06, 2012.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Polk Manor Condominium of record in Book 6339, Page 281, as amended by instrument(s) of record in Book 6697, Page 889, Amended and Restated in Instrument No. 20061025-0132105; Certification of Electronic Document recorded at Instrument No. 20061026-0132845 and as Amended and Restated in Instrument No. 20180123-0007047; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 222 Polk Avenue Unit 104 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2022.

Eliza L. Straney n/k/a Eliza Nicola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eliza L. Straney n/k/a Eliza Nicola, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2026