PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 923505 DEEDWARR
09/30/2022 09:46:28 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30
20220930-0107941

Ivey Title, LLC Ref: (DM) Title No.: 62831
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erin M. Wilfong 709 Shawnee Drive Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 11502008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$599,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **LeeAnn Flinn Cain and James Bennett Cain, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Erin M. Wilfong, an unmarried woman,** 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. 167 on the Plan of Crest Meade Section III of record in Book 2331, page 130, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to LeeAnn Flinn Cain and James Bennett Cain, wife and husband, by Warranty Deed from William Callaway Alexander and wife, Katherine Montgomery Alexander, dated July 20, 2020 and recorded July 21, 2020, of record in Inst No. 20200721-0080139, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 150, said Register's Office, which Plan shows a 50 foot minimum building setback line from Shawnee Drive, a 10 foot easement for public utility purposes along the broken rear line of said lot and a 2.5 by 20 foot utility anchor easement located on the southwesterly front corner of said Lot; Easement for sanitary sewers and/ or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4799, page 225, said Register's Office.

This is improved property, known as 709 Shawnee Drive, 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2022.

LeeAnn Flinn Cain

James Bennett Cain

State of Tennessee

County of Davidson

On this 29th day of September, 2022, before me the undersigned authority, personally appeared LeeAnn Flinn Cain and James Bennett Cain, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2022.

My Commission Expires: 1-6-25

Notary

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY