Karen Johnson Davidson County
Batch# 1007363 DEEDWARR
05/25/2023 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230525-0039281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/10/25
(AFFIX SEAL)

Donald R. Bartelt Jr. Notary Public State of Tennessee Williamson County

File #23-PA-2153-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Michael Heck and Kayla Geide	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**135 16 0A 061.00**
2513 Somerset Drive	**MAC X9999-01H; 2701 Wells Fargo Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Minneapolis, MN 55467-8000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOGAN CAIN AND EMILY CAIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY MICHAEL HECK AND KAYLA GEIDE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 74 on the Plan of Subdivision for Tracts 8, 9, & 10, Nashboro Village of record in Book 5200, Page 186, through 189 inclusive, 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 Emily Cain and Logan Cain, Wife and Husband, as joint tenants, by Quitclaim Deed from Emily Cain (Formerly Emily D. Sawyer), Married, of record in Instrument No. 20200812-0089841, in the Register's Office of Davidson County, Tennessee, dated August 06, 2020, and recorded on August 12, 2020.

Being the same property conveyed to Emily D. Sawyer, a single woman, by Warranty Deed from Margaret T. Williams, of record in Instrument No. 20190625-0061087, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019, and recorded on June 25, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Subdivision for Tracts 8, 9, & 10, Nashboro Village, as recorded in Book 5200, Page 186 through 189.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, supplemented in Book 5465, Page 561, being amended in Book 5588, Page 429.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6209, Page 538.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **2513 Somerset Drive, Nashville, TN 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2023.

Logan Cain

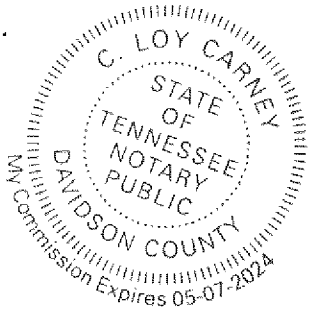
Emily Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2023, before me personally appeared Logan Cain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2023.

Notary Signature
My commission expires:

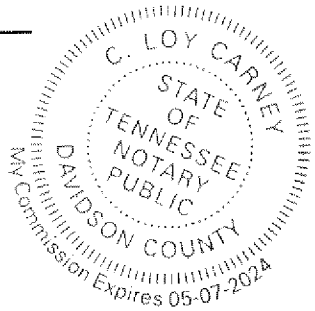


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2023, before me personally appeared Emily Cain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24 day of May 2023.

K. Thomas Sidwell
Date: 5/24/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of May, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY