Karen Johnson Davidson County
Batch# 1009746 DEEDWARR
06/01/2023 08:04:30 AM 5 pgs
Fees: $28.00 Taxes: $2,701.00
20230601-0041142

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Amanda Aiken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2023

Carmen Coats
Notary Public

Commission Expires: 3/3/2026

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael P. Cash 3704 Estes Road Nashville, TN 37215	CROSSCOUNTRY MTG 2160 SUPERIOR AVE CLEVELAND, OH 44114	116-12-0A-005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Charlotte Ann Carlyle, John Wallace Cantrell, and Robert Deckert Cantrell, devisees under the Last Will and Testament of James Clement Cantrell and John Wallace Cantrell, Personal Representative of the James Clement Cantrell Estate**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael P. Cash

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 5 of Estes Glen Residential Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Estes Glen Residential Condominiums of record in Book 4923, Page 411, as amended in Book 4927, Page 793 and Book 5239, Page 922, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Estes Glen Residential Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 4923, Page 411, and as shown on the Plat of Estes Glen, Phase I Building Schedule of record in Plat Book 4885, Page 50, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to James Clement Cantrell and wife, Charlotte D. Cantrell, by Warranty Deed from Winton E. Smith, a married man, dated 10/18/1988 and recorded 10/20/1988 in Book 7681, Page 802 and re-recorded on 10/25/1988 in Book 7685, Page 442, in the Register's Office of Davidson County, Tennessee.

The said Charlotte D. Cantrell having since predeceased James Clement Cantrell on or about September 16, 2013. The said James Clement Cantrell having since died testate on March 19, 2022, with his estate being probated under Case No. 22P-795, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his residual estate equally to his children John Wallace Cantrell, Charlotte Ann Caryle & Robert Deckert Cantrell. The said John Wallace Cantrell having been appointed Executor of the Estate of James Clement Cantrell pursuant to his Last Will and Testament.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3704 Estes Road Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of May, 2023.

Charlotte Ann Carlyle

Charlotte Ann Carlyle

STATE OF GEORGIA
COUNTY OF FORSYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlotte Ann Carlyle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alpharetta, Georgia this 22 day of May, 2023.

upt

Notary Public
My Commission Expires: 04/01/2026

(Notary Seal)



Dated this the 22 day of May, 2023.

John Wallace Cantrell

Estate of James Clement Cantrell

BY: John Wallace Cantrell P.R.

John Wallace Cantrell, Personal Representative

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Wallace Cantrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mecklenburg, North Carolina this 22 day of May, 2023.

Notary Public
My Commission Expires: 10/21/2024

(Notary Seal)

BOBBY RAY II
My Commission Expires
NOTARY
PUBLIC
10-21-24
CATAWBA COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Wallace Cantrell, Personal Representative of the Estate of James Clement Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mecklenburg, North Carolina, this 22 day of May, 2023.

Notary Public at Large
My commission expires: 10/21/2024

BOBBY RAY II
My Commission Expires
NOTARY
PUBLIC
10-21-24
CATAWBA COUNTY, NC

Dated this the 22 day of May, 2023.

Robert Deckert Cantrell

Robert Deckert Cantrell

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Deckert Cantrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 22 day of May, 2023.

Billy McPeters

Notary Public
My Commission Expires: 2/21/27

BILLY McPETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires Feb. 21, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 31, 2023 (date of document).

Affiant Signature

May 31, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023