Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2023

Notary Public

Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 1014306 DEEDWARR
06/13/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230613-0044779

Address of New Owner	Send Tax Bills To:	Map & Parcel
Philip Towns 305 Melpar Drive Nashville, TN 37211	[illegible] [illegible] New Owner Property	148-13-0-030.00

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,

Noah B. Cain, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip Towns, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section Three, Locustwood of record in Plat Book 2663, Page 29, 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 Noah B. Cain, unmarried, and Rachel G. Parham, unmarried by Warranty deed from Shane Merrill Facio, married and Martha A. Mancinelli, married of record in Instrument No. 20100625-0049948 Register's Office for Davidson County, Tennessee, dated June 18, 2010 and recorded on June 25, 2010. (Value of consideration shown in aforementioned deed $115,000.00.)

Being the same property conveyed to Noah B. Cain, a single man by Quitclaim deed from Noah B. Cain, unmarried, and Rachel G. Parham, unmarried of record in Instrument No. 20220624-0072663 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 24, 2022. (Value of consideration shown in aforementioned deed $0.00.)

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: 305 Melpar Drive, Nashville, TN 37211

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 used, 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 31st day of May, 2023.

Noah B. Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Noah B. 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 31st day of May, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Emily Manno, 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 _____.

Date

Emily Manno
Affiant Signature

_____
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20____.

_____
Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

