WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039482 DEEDWARR
08/17/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230817-0064291

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2023.

Notary Public

My commission expires:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bridget S. Malaney	New Owner	**Map 071-16-0 Parcel 127.00**
1404 Jewel St.	Property	
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chase G. Cain, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bridget S. Malaney, unmarred woman

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 the Northerly part of Lot No's 26, 27 & 28 on the Plan of T. I. Ward Resubdivision of Lots in Williams and Hayes Company Belleview Plan of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lots front 61 feet on the westerly side of Jewel Street and run back between lines 190.9 feet on the northerly line and 177.9 feet on the southerly line to a dead line measuring 62.01 feet thereon.

Being the same property conveyed to Chase G. Cain, a single man, by Warranty Deed dated June 15, 2018 from Catherine Jadin, formerly known as Catherine R. Jacobs, and Kyle Jadin, husband and wife, of record in Instrument No. 20180621-0059987, Register's Office for Davidson County, Tennessee. Chase G. Cain has since married.

Ashton Cain, spouse of the above named Chase G. Cain, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1108, Page 543, amended in Book 1165, Page 58, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_x___) Unimproved (____) property, known as **1404 Jewel St., Nashville, TN 37207**

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 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.

Witness my/our hand(s) this 11 day of **August, 2023.**

Chase Cain

Chase G. Cain

Ashton Cain

Ashton Cain

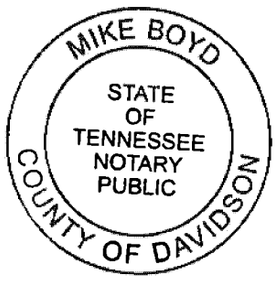
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chase G. Cain and Ashton Cain,** the within named sellers, 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 Nashville, Tennessee, this 11th day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026



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 **8/11/23**.

Date

Affiant Signature

8/11/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026