WARRANTY DEED

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

10/30/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1065845 DEEDWARR
10/27/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231027-0084304

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isha Kabba	New Owner	
(NAME)	(NAME)	
232 Clearlake Dr. W.	232 Clearlake Dr W	136 06 0 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **THOMAS BRIAN CAVITT, UNMARRIED AND ARLENA CAVITT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISHA KABBA**, unmarried, 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. 213 on the Plan of Section Four, Priest Lake Park, of record in Book 4460, Page 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Brian Cavitt and Arlena Cavitt, husband and wife, by Warranty Deed from Fred Stern, an unmarried individual and Sheila Henderson, an unmarried individual, of record in Instrument No. 20150520-0046548, in the Register's Office of Davidson County, Tennessee, dated May 18, 2015 and recorded on May 20, 2015. Thomas Brian Cavitt and Arlena Cavitt have since divorced in the Third Circuit Court for Davidson County, Tennessee, of record in Docket No. 23D197.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 232 Clearlake Dr. W., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 27 day of October, 2023

THOMAS BRIAN CAVITT

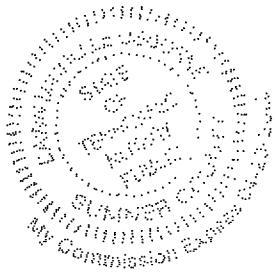
ARLENA CAVITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Brian Cavitt and Arlena Cavitt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of October, 2023.

Commission expires:



Notary Public

Certificate of Authenticity

I, Cari Allen., 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 October 27, 2023.

Affiant Signature

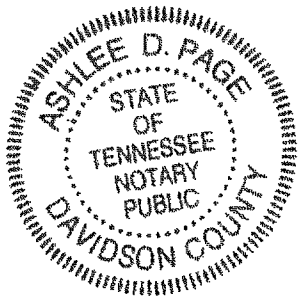
10-27-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of October, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026