Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4026

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2023

Notary Public

Commission Expires: May 7, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Anne Cain 3399 Mimosa Drive Nashville, TN 37211	New owner	133-08-0-026.00

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,

Matthew Holder, a Married Man

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

Emily Anne Cain

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. 106 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page (s) 137 and 138, 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 Matthew Holder, a single man by Warranty deed from Cherryl Carlson and husband, Peter Carlson of record in Instrument No. 20140806-0070730 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on August 06, 2014.

Karen Johnson Davidson County
Batch# 1066567 DEEDWARR
10/31/2023 12 08 59 PM 2 pgs
Fees $13 00 Taxes $1,441 15

20231031-0085057

Jacob Pugh hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Matthew Holder.

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: 3399 Mimosa 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 23 day of October, 2023.

Matthew Holder

Jacob Pugh

STATE OF TENNESSEE
COUNTY OF Robertson

On this 23rd day of October, 2023, before me personally appeared Matthew Holder and Jacob Pugh, 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 23rd day of October, 2023.

Notary Signature
My commission expires: May 7, 2024

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024