RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-17984-2023

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WA
BRENTWOOD, TI

RETURNED TO:

Karen Johnson Davidson County
Batch# 1071747 DEEDWARR
11/14/2023 01:20:34 PM 2 pgs
Fees: $13.00 Taxes: $2,306.95

20231114-0088766

WARRANTY DEED

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2023

NOTARY PUBLIC

My commission expires: 5-5-25

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika Jerome 5314 B Indiana Ave. Nashville, TN 37209	Same address as new owner	091-11-0-405.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($623,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAITLIN H. CADDEN AND HUSBAND, BLAKE C. CADDEN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIKA JEROME, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1227 on the Plan of Map Showing Extension of Plan No. I, West Nashville, of record in Book 57, page 173, which is an extension of Plat of record in Book 57, pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caitlin H. Cadden and husband, Blake C. Cadden, from Caitlin H. Cadden, fka Caitlin Hornsby, and Claude S. Hornsby, by Quitclaim Deed dated July 27, 2021 and recorded August 5, 2021 in Instrument #20210805-0105359, said Register's Office.

Being the same property conveyed to Caitlin Hornsby and Claude S. Hornsby, tenants in common with right of survivorship, from Slegae, LLC, a Tennessee limited liability company, by Warranty Deed dated November 7, 2014 and recorded November 10, 2014 in Instrument #20141110-0103737, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 5314B Indiana Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of November, 2023

GRANTOR(S)

Blake C. Cadden

Blake C. Cadden

Caitlin H. Cadden

Caitlin H. Cadden

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Caitlin H. Cadden and husband, Blake C. Cadden, 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 seal, this the 10th day of NOV., 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 10/4/2027

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY