Warranty Deed

Karen Johnson Davidson County Batch# 1076075 DEEDWARR 11/29/2023 09:02:30 AM 3 pgs Fees: $18.00 Taxes: $2,257.00 20231129-0091978	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $610,000.00. Affiant Subscribed and sworn to before me, this the 27th day of November, 2023. Notary Public My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sreedevi Vijayakumari Binu Kumar Balakrishnan Nair	Same as	126-15-0A-281.00-CO
7233 Explorer Trail	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES BENNETT CAIN AND LEEANN FLINN CAIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SREEDEVI VIJAYAKUMARI AND BINU KUMAR BALAKRISHNAN NAIR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Lot 81 on the plan of Section Seven, Boone Trace at Biltmore according to survey and plat of same appearing of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to Aaron Steiger and Jessica Steiger, husband and wife by Warranty Deed from Brian Price and wife, Jessica Price of record in Instrument No. 20210902-0118306 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 02, 2021.

Being the same property conveyed to James Bennett Cain and Leeann Flinn Cain, husband and wife by Warranty Deed from Aaron Steiger and Jessica Steiger, husband and wife of record in Instrument No. 20221011-0111560 Register's Office for Davidson County, Tennessee, dated October 07, 2022 and recorded on October 11, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7233 Explorer Trail, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of November, 2023.

James Bennett Cain

LeeAnn Flinn Cain

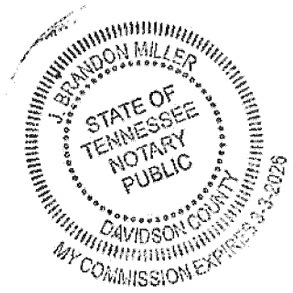
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Bennett Cain and LeeAnn Flinn Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of November, 2023.

Notary Public

My Commission Expires: 3-3-26



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 27, 2023**.

Date

D Hardwick

Affiant Signature

November 29, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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