Karen Johnson Davidson County
Batch# 1165918 DEEDWARR
08/02/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240802-0059054

WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/02/24

File #24-PA-0501-PRKS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Kisak	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**043-06-0-252**
501 Singer Drive	**9311 San Pedro #100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

REED CAVANAH, AN UNMARRIED MAN, AND MICKI CAVANAH, A MARRIED WOMAN*,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL KISAK, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 177 on the Plan of MADISON PARK, SECTION SIX, of record in Plat Book 4300 at Page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Reed Cavanah, an unmarried man and Micki Cavanah, a married woman, as joint tenants with rights of survivorship, by Quitclaim Deed from Reed Cavanah, an unmarried man, of record in Instrument No. 20230821-0064852, in the Register's Office of Davidson County, Tennessee, dated August 12, 2023, and recorded on August 21, 2023.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON PARK, SECTION SIX, as recorded in Plat Book 4300, Page(s) 58.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4431, Page 591.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____unimproved __X___ improved property known as: **501 Singer Drive, Madison, TN 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th day of July, 2024.

Reed Cavanah

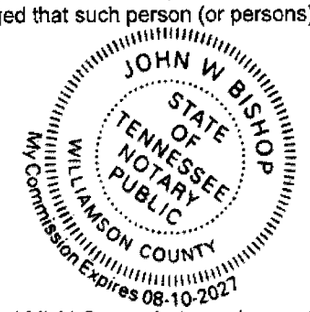
Micki Cavanah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Reed Cavanah, 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 30th day of July, 2024.

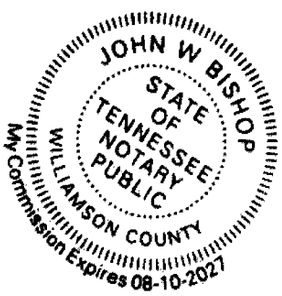
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 30th day of July, 2024, before me personally appeared Micki Cavanah, 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 30th day of July, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 30, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25