Karen Johnson
Batch # 1212902
12/05/2024 02.24 56 PM
Fees $13 00 Taxes $5,651 75

Davidson County
DEEDWARR
2 pgs

20241205-0094610

PREPARED BY (AND RETURN TO).

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63842
Dav Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kate B. Cain, Trustee of Kate B Cain Revocable Trust, u/a/d July 10, 2023, as amended 3600 Sperry Avenue Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11705001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,527,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Patrick Warfield and Catherine Avery Warfield, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kate B. Cain, Trustee of Kate B. Cain Revocable Trust, u/a/d July 10, 2023, as amended** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Patrick Warfield and Catherine Avery Warfield, husband and wife, by Warranty Deed from William N. Bates and Mary Kathryn Bates, husband and wife, dated August 18, 2015 and recorded on August 19, 2015 of record in Inst. No. 20150819-0083718, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan of record in Book 974, page 21, said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains, pumps appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20051214-0150174, said Register's Office.

This is improved property, known as 3600 Sperry Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2024

James Patrick Warfield **Catherine Avery Warfield**

State of Tennessee

County of Davidson

On this 3rd day of December, 2024, before me the undersigned authority, personally appeared James Patrick Warfield and Catherine Avery Warfield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,527,500.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2024

Notary

My Commission Expires

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027