Karen Johnson Davidson County
Batch# 1237790 DEEDWARR
02/14/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $21,552.50
20250214-0011420

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: (DW) Title No.: 63873
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
27 North Moore LLC, a Tennessee limited liability company 4006 Wayland Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13011007000

#38266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$5,825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kate B. Cain, Trustee of the Kate B. Cain Revocable Trust u/a/d November 28, 2017, as amended and restated on July 10, 2023, formerly known as Kate C. McKee, Trustee of the Kate C. McKee Revocable Trust u/a/d November 28, 2017,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **27 North Moore LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's successors 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. 2, Block F, on the Plan of Tyne Meade, Section III, of record in Book 1424, pages 12, 13 and 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kate C. McKee, Trustee of the Kate C. McKee Revocable Trust u/a/d November 28, 2017, by Warranty Deed from Todd C. McKee and Kate C. McKee, husband and wife, dated March 16, 2018 and recorded on March 26, 2018, of record in Instrument No. 20180326-0028052, Register's Office for Davidson County, Tennessee. By the First Amended and Restated Revocable Trust Agreement, dated July 10, 2023, the name of the Kate C. McKee Revocable Trust was changed to the "Kate B. Cain Revocable Trust."

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 1424, pages 12, 13 and 14, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and for storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5268, page 854, said Register's Office.

This is improved property, known as 4006 Wayland Drive, 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 12th day of February, 2025.

Kate B. Cain Revocable Trust u/a/d November 28, 2017, as amended and restated on July 10, 2023

By: Kate B. Cain, Trustee
Kate B. Cain, Trustee

State of Tennessee

County of Davidson

On this 12th day of February, 2025, before me the undersigned authority, personally appeared Kate B. Cain, Trustee of the Kate B. Cain Revocable Trust u/a/d November 28, 2017, as amended and restated on July 10, 2023, 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.

Margaret H. Taylor
Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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: $5,825,000.00.

Affiant

Sworn and subscribed before me this ____ day of February, 2025.

Notary

My Commission Expires: 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 February 12, 2025 (date of document).

Affiant Signature

2-14-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027