Karen Johnson Davidson County
Batch# 1294425 DEEDWARR
07/07/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250707-0053333

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250551119**

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Subscribed and sworn to before me, this **7th** day of July, 2025.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Lake Dog LLC<br>222 Polk Avenue #104<br>Nashville TN 37203 | New Owner<br>**390 Green Harbor Road**<br>**Green Hill, TN 37138** | Tax Parcel ID No.<br>093 05 2A 103.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristen Cain and Grant Cain, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lake Dog LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit Number 104 on the Plan of WATAUGA CONDOMINIUMS (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and Restated in Instrument No. 20061025-0132105 as amended in Instrument No. 20180123-0007047, Affidavit of Affirmative Vote for amendment recorded in Instrument No. 20230814-0062951, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and By-Laws, for a more complete identification and description of said unit.

Being the same property conveyed to Kristen Cain and Grant Cain, wife and husband, by Warranty Deed from Eliza L. Straney n/k/a Eliza Nicola, married, of record in Instrument No. 20220906-0099780, in the Register's Office of Davidson County, Tennessee, Dated September 02, 2022 and recorded on September 06, 2022.

Being the same property conveyed to Eliza L. Straney by Special Warranty Deed from Community First Bank & Trust of record in Instrument No. 20120906-0080438 in the Register's Office of Davidson County, Tennessee, Dated August 31, 2012 and recorded on September 06, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WATAUGA CONDOMINIUMS (formerly known as Polk Manor Condominium) of record in Book 6339, Page 281; Book 6697, Page 889, Amended and Restated in Instrument No. 20061025-0132105; Certification of Electronic Document recorded at Instrument No. 20061026-0132845 and as Amended and Restated in Instrument No. 20180123-0007047; as Affidavit of Affirmative Vote for amendment recorded in Instrument No. 20230814-0062951; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Watauga Condominiums Homeowners Association recorded as Instrument No. 20061005-0123859.

This is improved property located at 222 Polk Avenue #104 Nashville TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of July, 2025.

Kristen Cain

Grant Cain

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen Cain and Grant Cain, 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, at office, this 1st day of July, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 7, 2025

Affiant Signature

7/7/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of July, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

202507070053333