Karen Johnson
Batch # 1311784
08/19/2025 03 20 02 PM
Fees $18 00 Taxes $1,424 50

Davidson County
DEEDWARR
3 pgs

20250819-0066346

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-1R-25-765

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26
(AFFIX SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Caleb Humphreys	NEW OWNER	060 11 0B 050 00
(NAME)	(NAME)	
765 Cottage Park	765 Cottage Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Derek Cail, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caleb Humphreys, unmarried,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Lee

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Unit 50, COTTAGE PARK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as established by Declaration Of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No 20151203-0122006, as amended in Instrument

No. 20160126-0007567 and 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek Cail, An Unmarried Man, by Warranty Deed from Brittany Bucher, An Unmarried Woman, of record in Instrument No. 20200317-0029330, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020, and recorded on March 17, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 765 Cottage Park, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 14 day of Aug, 2025.

Derek Cail

Derek Cail

STATE OF Indiana

COUNTY OF Perry

On this 14 day of Aug, 20 25, before me personally appeared Derek Call, 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 (or person's) free act~~ and deed.

Hope Jordan
Notary Public

HOPE JORDAN
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0729163
My Commission Expires
October 04, 2028

My Commission Expires: OCT 4, 2028

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027