Karen Johnson Davidson County
Batch# 1326894 DEEDWARR
09/25/2025 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250925-0076694

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Becca Moss
Affiant

Subscribed and sworn to before me, this 8 day of September.

Notary Public
My commission expires: 9/5/2028

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathaniel Eggert	same	**07506008100**
4232 Nepal Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph G Cain and Evelyn Jane Johnson, Successor Trustees of The Cain Family Trust dated January 16, 2004

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathaniel Eggert

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 314, Plan of Hermitage Estates, Section 2, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to The Cain Family Trust dated January 16, 2004, Joseph L. Cain and wife, Imogene Cain, Trustors and/or Trustees, by Quitclaim Deed from Joseph L Cain and wife, Imogene Cain, dated February 27, 2004, of record in Instrument No. 20040317-0030480, in the Register's Office for Davidson County, Tennessee. Imogene Cain died April 20, 2018, amd Joseph L Cain died September 29, 2024. Upon the deaths of the original Trustees of said Trust, Joseph G. Cain and Evelyn Jane Johnson were appointed as Successor Trustees pursuant to the terms and provisions of said Trust.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4232 Nepal Dr, Hermitage, TN 37076.

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 in 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.

Joseph G. Cain Date: 9/8/25

The Cain Family Trust dated January 16, 2004
By: Joseph G Cain
It's: Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Joseph G Cain** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is SUCCESSOR TRUSTEE OF The Cain Family Trust dated January 16, 2004 and that she is authorized by The Cain Family Trust dated January 16, 2004 to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of September 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Evelyn Jane Johnson Date: 09/08/2025
The Cain Family Trust dated January 16, 2004
By: Evelyn Jane Johnson
It's: Successor Trustee

STATE OF Tennessee

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Evelyn Jane Johnson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is SUCCESSOR TRUSTEE OF The Cain Family Trust dated January 16, 2004 and that she is authorized by The Cain Family Trust dated January 16, 2004 to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of September, 2025.

Slayder Shermaine Betts
NOTARY PUBLIC

SLAYDER SHERMAINE BETTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 11-15-2028

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **9/8/2025** **(date of document)**.

Affiant Signature

9/24/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **24** day of **September**, **20_25__.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029