# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1332077 DEEDWARR
10/08/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20251008-0080465

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Kirsten Vorden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Reese Jones Cain and Nicholas Donald Cain | LEGACY HOME LOANS DBA STEADFAST MORTGAGE | |
| (NAME) 2338 Dennywood Drive | (NAME) 408 HWY 76 | 08411010600 |
| (ADDRESS) Nashville TN 37214 | (ADDRESS) WHITE HOUSE TN 37188 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, **Justina S. Maalouf and husband Elia M Maalouf**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reese Jones Cain and Nicholas Cain, wife and husband**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING LOT NO. 124 ON THE PLAN OF MAPLECREST, AS OF RECORD IN BOOK 1835, PAGE 27-28, SAID REGISTER'S OFFICE.**

**SAID LOT NO. 124 FRONTS 60 FEET ON THE NORTHEASTERLY MARGIN OF DENNEYWOOD DRIVE AND EXTENDS BACK 162 FEET ON THE NORTHWESTERLY LINE AND 168.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.**

**Being the same property conveyed to Bonnie Campau Van Wye, a life estate and Justina S. Maalouf, married, by virtue of that certain Quit Claim Deed retaining a Life Estate Deed dated May 31, 2023, and being of record at Instrument No. 20230605-0042517 in the Register's Office of Davidson County, Tennessee. Bonnie Campau Van Wyne, having since passed on/or about July 2, 2023.**

**Elia M Maalouf joins in this conveyance of the above described property as the spouse of Justina S. Maalouf to convey any and all marital interest.**

**Justina S. Maalouf is aka Justina Maalouf.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2338 Dennywood Dr. Nashville, TN 37214
(House Number) (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.

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.

Witness my hand this 8th day of October, 2025.

**Justina S Maalouf**

Witness my hand this 8 day of October, 2025.

**Elia M Maalouf**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Justina S. Maalouf**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of October, 2025.

Notary Public

My Commission Expires: 7-3-28

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elia M Maalouf**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of October, 2025.

Notary Public

My Commission Expires:

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-8-2025**.

Affiant Signature — Date: **10-8-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-8-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY