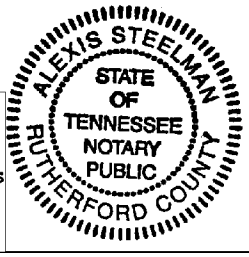
Karen Johnson Davidson County
Batch# 1345483 DEEDWARR
11/13/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,022.68
20251113-0090262

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.24.2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200,
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Conswella Watkins | CMG Mortgage, Inc dba CMG Home Loans | 175-02-0B-026.00 |
| (NAME) | (NAME) | |
| 1531 Sprucedale Drive | 3160 Crow Canyon Rd, Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/**we Paul M. Cain, an unmarried man and Lisa A. Cain, a married woman, as joint tenants with right of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Conswella Watkins, an unmarried woman and Breona Shute, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 4602, on the Final Plat Section One Old Hickory Commons, Section 1, a Planned Unit Development, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, as amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul M. Cain, an unmarried man and Lisa A. Cain, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Kaleb Gonyea, a married man, dated 05/04/2020, of record in Instrument No. 20200505-0046667, Register's Office for Davidson County, Tennessee.

The said Lisa A. Cain has since married and warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1531 Sprucedale Drive, Antioch, TN 37013
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.



NotaryCam Doc ID: 31950ab6-2feb-4fee-8fcd-cf8956e2fe73

Effective the 10th day of November, 2025.

Paul M. Cain

Paul M. Cain

State of ~~Alabama~~ Ohio ER
County of Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Cain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2025.

Esther Rosa

Notary Public:
My Commission Expires: 10/16/2027

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Lisa A. Cain

Lisa A. Cain

State of ~~Michigan~~ Ohio ER
County of Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa A. Cain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of November, 2025.

Esther Rosa

Notary Public:
My Commission Expires: 10/16/2027

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**



NotaryCam Doc ID: 31950ab6-2feb-4fee-8fcd-cf8956e2fe73

202511130090262

## CERTIFICATE OF AUTHENTICITY

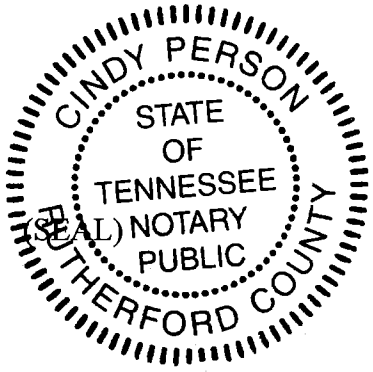
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-10-2025.

AR Steelman
Affiant Signature

11-12-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12 day of November, 2025.




Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900