Karen Johnson Davidson County
Batch# 1353097 DEEDWARR
12/03/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20251203-0095782

Name and Address of New Owner:
James Wyatt Caden, III and Jordan Emily Caden
1909 Cromwell Drive
Nashville, TN 37215

Send Tax Bills To:
James Wyatt Caden, III and Jordan Emily Caden
1909 Cromwell Drive
Nashville, TN 37215

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 158 07 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert William Yeager Jr., Executor of The Estate of Billie Carol Yeager**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Wyatt Caden, III, and Jordan Emily Caden, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Forest Hills, being Lot No. 113 on the Plan of HILLSBORO PARK SECTION III, as of record in Book 2663, Page 94. Register's Office for said County.

Said Lot No. 113 fronts 216.5 feet on the West side of Cromwell Drive, and runs back 441.4 feet on the North line, and 480 feet on the South line, to a dead line in the rear on which it measures 104 feet.

Being the same property conveyed to Robert W. Yeager and wife, Billie C. Yeager, by Warranty Deed from George H. Cardoza and wife, Irene P. Cardoza, of record in Book 3873, Page 982, in the Register's Office for Davidson County, Tennessee, dated March 22, 1965 and recorded on March 26, 1965. The said Robert W. Yeager died on April 14, 2020, then Billie C. Yeager died August 2, 2025 testate, devising subject property to Robert William Yeager, Jr. as to 33% interest, Elizabeth Annette Williamson as to 33% interest and Barbara Carol Wilson as to 33% interest. See Probate Case 25P1765, Davidson County Probate Court, in which said court ordered Letters Testmentary be issued to Robert William Yeager, Jr. as Executor of the estate, pursuant to the expressed wishes of Decedent's Last Will & Testament.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of November, 2025.

The Estate of Billie Carol Yeager

By: _____ (SEAL)
Robert William Yeager Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2025, before me personally appeared Robert William Yeager Jr., Executor of The Estate of Billie Carol Yeager, 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of November, 2025.



_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of November, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 24, 2025.

December 2, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of December, 2025.

Notary Public:

My Commission Expires: 7.6.26