THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9874-WE	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2026. Notary Public MY COMMISSION EXPIRES: Nov 8 2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1467475 DEEDWARR
09/02/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,403.15
20260902-0081385

TENNESSEE NOTARY PUBLIC MOORE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Cain and Andrea Cain	New owners	
7444 Highway 70 South		142-02-0-012.00-CO
Nashville, TN 37221		
(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, WE, **Benjamin A Haynes, married, and Benjamin F Haynes and Deborah Haynes, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Cain and Andrea Cain, husband and wife,**

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 12, Cross Timbers, Section 1, of record in Book 3700, Page 37, Register's Office of Davidson County, Tennessee. Said Lot fronts 100 feet along the Northerly margin of the Memphis-Bristol Highway, thence back between parallel lines measuring 200 feet each, to a line in the rear which measures 100 feet thereof.

Being the same property conveyed to Benjamin A. Haynes, married, and Benjamin F. Haynes and Deborah Haynes, husband wife, as joint tenants by Warranty Deed from Mildred C. Brown, by and through her court appointed Conservator, Leigh Ann Cook of record in Instrument No. 20251222-0101417 Register's Office for Davidson County, Tennessee, dated December 19, 2025 and recorded on December 22, 2025.

The subject property is not a marital residence of Benjamin A. Haynes, and as such, is not subject to any martial or homestead interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **7444 Highway 70 South, Nashville, TN 37221**

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 our hands this the 28 day of August, 2024.

Benjamin A Haynes

Benjamin F Haynes

Deborah Haynes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin A Haynes** and **Benjamin F Haynes** and **Deborah Haynes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 August 28, 2026.

Affiant Signature

August 28, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028