Karen Johnson Davidson County
Batch# 336065 DEEDQC
12/30/2019 11:49:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191230-0134406

This Instrument Prepared By:
Integrated Trust Systems
7373 E. Doubletree Ranch Road, #200
Scottsdale, AZ 85254

~ QUIT CLAIM DEED ~

PREPARER MAKES NO REPRESENTATION AS TO TITLE AND INTENT HEREIN.
ALL APPLICATIONS ARE BASED ON INFORMATION PROVIDED OR APPROVED BY THE PARTIES.

KNOW ALL MEN BY THESE PRESENTS, that I, **JAMES D. CAPPS, Trustee, CAPPS FAMILY TRUST, Dated: May 22, 2008,** for and in consideration of the sum of Ten Dollars ($10.00), do hereby sell, release, quit claim and convey unto **MARK CAPPS,** all rights, title and interest in and to the following described real estate, to-wit:

See legal description attached hereto as EXHIBIT "A".

This being the same property conveyed in Book No. _____, Page _____

Parcel Number: Map 74-08 / Par 181

This transfer is exempt from Tennessee recording tax pursuant to T.C.A. #67-4-409(a)(3)(F).

x James D. Capps
JAMES D. CAPPS, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES D. CAPPS,** to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument as Trustee, and acknowledged that he executed the same as his free act and deed.

My Commission Expires:

x Patricia A. Anglin
Notary Public

Property Known As: 385 Bonnavale Drive, Hermitage, TN 37076

New Owner's Name and Address: MARK CAPPS, residing at – 385 Bonnavale Drive, Hermitage, TN 37076

Mail Tax bills to: NEW OWNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the 23rd day of December, 2019.

Patricia A. Anglin
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 884 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, page 24, Registers Office for Davidson County, Tennessee.

Said Lot No. 884 fronts 81.23 feet on the curving southerly margin of Bonnavale Drive and runs back between lines measuring 160.0 feet on the easterly line and 168.22 feet on the westerly line to a dead line in the rear measuring 77.58 feet thereon.

BEING the same property conveyed to Steve Chapman and wife, Sheila Chapman by deed from James D. Capps and wife, Anne B. Capps of record in Book 4171, page 778, Register's Office for Davidson County, Tennessee.