Karen Johnson Davidson County
Batch# 509336 DEEDWARR
11/05/2020 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201105-0129882

WHEN RECOREDED MAIL TO:
FNCC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE. MD 20850
20-09-890

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAMELA LYNN CAPERS-HUGHES	PAMELA LYNN CAPERS-HUGHES	149 03 0A 083.00
1304 HIGH MEADOW COURT ANTIOCH, TN 37013	1304 HIGH MEADOW COURT ANTIOCH, TN 37013	

For good consideration, I (We) **PAMELA L. CAPERS ALSO KNOWN AS PAMELA LYNN CAPERS-HUGHES** whose mailing address is 1304 HIGH MEADOW COURT, ANTIOCH, TN 37013, hereby bargain, deed and convey to **PAMELA LYNN CAPERS-HUGHES, UNMARRIED** whose mailing address is 1304 HIGH MEADOW COURT, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 27 ON THE PLAN OF SECTION THREE, CHELSEA VILLAGE ADDITION, OF RECORD IN PLAT BOOK 9700, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Rex V. Fitzgerald and Pamela L. Capers by a Deed dated 5/9/1996 and recorded in Book 10049, Page 14, among the land records of Davidson County, Tennessee.

APN: 149 03 0A 083.00

Property Address: 1304 HIGH MEADOW COURT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the

premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of October, 2020

PAMELA L. CAPERS A/K/A PAMELA LYNN CAPERS-HUGHES

PAMELA L. CAPERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF REX V. FITZGERALD

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 26 day of October 2020, before me personally appeared **PAMELA L. CAPERS A/K/A PAMELA LYNN CAPERS-HUGHES AND PAMELA L. CAPERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF REX V. FITZGERALD** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 06/2/2024

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Melinda Alban, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Alban
Signature

State of Maryland
~~County~~ city of Baltimore

Personally appeared before me, **Eugenia A. Harris** a notary public for this county and state, **Melinda Alban** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD