Karen Johnson Davidson County
Batch# 531059 DEEDWARR
12/11/2020 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $8,084.50
20201211-0145483

#35947

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35947-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,185,000.00. Affiant Subscribed and sworn to before me this 4th day of December, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellen Caplin Robert Caplin 4621 Tara Drive Nashville, TN 37215	Ellen Caplin Robert Caplin 4621 Tara Drive Nashville, TN 37215	Map and Parcel No.: 13110001300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Clarence Mason and wife Farrell Mason, who joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said David Clarence Mason (collectively, "Grantor")** have this day bargained and sold, and do hereby transfer and convey to **Ellen Caplin and Robert Caplin, as tenants in common with rights of survivorship (collectively, "Grantee")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4621 Tara Drive, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of December, 2020.

David Clarence Mason

Farrell Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Clarence Mason and Farrell Mason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section Two Tynewood Estates, as of record in Plat Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Clarence Mason, married by deed dated March 7, 2019 from 913 Glendale, LLC, a Tennessee limited liability company of record in Instrument No. 20190318-0024162, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 13110001300.
2. All matters appearing on the Plan of record as Plat Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

