NEW OWNER:
JOHN CAPEK
105 RIVER BEND CT
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0409

Map & Parcel
1410120C095.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 604671 DEEDWARR
04/01/2021 08:25:30 AM 4 pgs
Fees: $23.00 Taxes: $277.50
20210401-0042786

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA SUE GARAY,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN CAPEK,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of River Bend, a Planned Unit Development of record in Plat Book 6900, pages 504 and 505, corrected by Surveyor's Instrument of Correction of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to W. J. Newsom by deed from C. L. Newsom, et al of record in Book 362, page 106, recorded January 28, 1908; and by deed of record in Book 413, page 509, recorded January 4, 1912, Register's Office for Davidson County, Tennessee. Also, being a portion of the same property interest which vested in A. F. Newsom, Chas. L. Newsom and Mattie Newsom Greer as the sole heirs at law of W. J. Newsom, deceased, having died intestate. The said A. F. Newsom having since died testate, naming Georgia Josephine Newsom as his Sole Devisee under his Will of record in Will Book 5, page 345, in the County Court of Greene County, Tennessee. Also being part of the same property in which Georgia Josephine Newsom and Chas. L. Newsom conveyed their 2/3 undivided interest to Mattie Newsom Greer by deed of record in Book 874, page 627, recorded January 5, 1932, Register's Office for Davidson county, Tennessee. Also, being part of the same property devised to William J. Newsom by Last Will and Testament of Mattie

Newsom Greer, probated September 11, 1942, of record in Will Book 58, page 317, Probate Office for Davidson County, Tennessee. William J. Newsom having since died testate June 20, 2001. Decedent's estate being duly probated in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville under Docket No. 02P2065 and recorded in Instrument No. 20071206-0141145, Register's Office for Davidson County, Tennessee. Pursuant to The Last Will and Testament, Madeline Newsom was the devisee and legatee of Decedent's estate. The Order to Close Decedent's estate was entered December 17, 2007 and recorded December 17, 2007 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville, Tennessee.

Madeline Virginia Newsom having since died testate October 12, 2013. Decedent's estate being duly probated in The Probate Court of Wilson County, Tennessee under Case No. 2013R356. Pursuant to The Last Will and Testament, Barbara Sue Garay was devised subject property. The Affidavit and Order to Close Decedent's estate was entered November 5, 2014 and recorded November 6, 2014 in The Probate Court of Wilson County, Tennessee. Being the same property devised to BARBARA SUE GARAY by the Last Will and Testament of Madeline Virginia Newsom, dated May 4, 2006, as set forth in Will Book 26, Page 22, Docket No. 2013PR356, in the Probate Court Clerk's Office for Wilson County, Tennessee, and of record in Instrument No. 20210323-0038198, Register's Office for DAVIDSON County, Tennessee.

William J. Newsom and W. J. Newsom being one and the same person.

Madeline Newsom and Madeline Virginia Newsom being one and the same person.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as **212 RIVER BEND LANE , NASHVILLE, TN 37221**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 504 and 505, corrected by Surveyor's Instrument of Correction of record in Book 7465, Page 833, and any and all restrictions, existing roadways, easements and rights-of-way of record, including but not limited to the Note as shown thereon pertaining to the property herein stating as follows: Not a Building Site until approved by the Metropolitan Planning Commission.

202104010042786

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 26th day of March, 2021.

Barbara Sue Garay
BARBARA SUE GARAY

By: Vicki Jarvis
Vicki Jarvis , pursuant to Power of Attorney of Record in Instrument No. 202104010042785, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **VICKI JARVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **BARBARA SUE GARAY** the within-named bargainors, as the free act and deed of the said **BARBARA SUE GARAY.**

WITNESS my hand and official seal at office this 26th day of March, 2021.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-16-2022

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Susan D. Garay
AFFIANT

Sworn to and subscribed to before me this 26th day of March, 2021.

Susan G Cox
NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Lisa D. Turner**, 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.

Lisa D. Turner

SWORN to and subscribed before me,
this the 30th day of March, 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of March, 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY