Karen Johnson Davidson County
Batch# 629861 DEEDWARR
05/06/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210506-0060708

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Macario Lacap and Julie Lacap 408 Hicks Road Nashville, TN 37221

Order Number: 70139844-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Macario M. Lacap and Remedios M. Lacap, Husband and Wife**, for One Hundred Eighty Thousand Dollars and 00/100 ($180,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Macario Lacap and Julie Lacap, Husband and Wife**, whose address is 408 Hicks Road, Nashville, TN 37221, the following described real property located in the Nineth (9th) Civil District of Davidson County, State of Tennessee and further described as follows:

Being Lot 1, DMW Subdivision, as shown on plat of record in Instrument No. 20011221-0141303, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the different from the description contained in the prior deed referenced herein and was provided to and not prepared by the drafter of this deed.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 14203009300
Street address of property: 408 Hicks Road, Nashville, TN 37221
Prior Instrument Reference by which Grantor(s) acquired title: Book 11344, Page 469 in the Recorder's Office, Davidson County, Tennessee.

Signed this 30 day of April, 2021.

Signature of Grantor(s):

Macario M. Lacap

Remedios M. Lacap

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of April, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Macario M. Lacap and Remedios M. Lacap, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Expires
January 25, 2023

PCL 70139844DWAR01010203

Property Address: 408 Hicks Road, Nashville, TN 37221
Tax Parcel: 14203009300

Oath of Consideration

I or we, Marcus M. Lacap, Remedios M. Lacap, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 30 day of April, 2021.

Signatures of Affiant(s):

Marcus M. Lacap Remedios M. Lacap

Sworn and subscribed before me this 30 day of Apr, 2021

Kimberly L. Chambers
Notary Public

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

PCL 70139844DWAR01010303

202105060060708

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14203009300

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, DMW SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011221-0141303, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Commonly known as: 408 Hicks Rd, Nashville, TN 37221-2002

Being the same property conveyed to Macario M. Lacap and Remedios M. Lacap, by deed dated February 12, 1999 of record in Deed Book 11344, Page 469, in the County Clerk's Office.