THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2021. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36440-06-2021

Karen Johnson Davidson County
Batch# 695614 DEEDWARR
08/11/2021 02:55:45 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00

20210811-0108562

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Mark Evan Keyser Elizabeth Keyser 4621 Tara Drive Nashville, TN 37215	**Send Tax Bills To:** Regions Bank Dept. 2520, P.O. Box 2153 Birmingham, AL 35287	**Tax Information:** 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, **Ellen Caplin and Robert Caplin**, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Evan Keyser and Elizabeth Keyser, husband and wife** ("Grantees"), his 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, TN 37215.

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

And Grantors covenant that they are 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. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on the 10th day of August, 2021.

Ellen Caplin

Robert Caplin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen Caplin and Robert Caplin, 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 10th day of August, 2021.

Notary Public

My Commission Expires:



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 Ellen Caplin and Robert Caplin, as tenants in common with rights of survivorship, by deed dated December 4, 2020 from David Clarence Mason and wife, Farrell Mason of record in Instrument No. 20201211-0145483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. 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.