Karen Johnson Davidson County
Batch# 750639 DEEDWARR
11/08/2021 10:32:13 AM 2 pgs
Fees: $13.00 Taxes: $4,828.50
20211108-0148766

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-09-109
Parcel ID: 116 04 0S 002.00

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Danielle Goggin and Shea Goggin 704 Estes Road Nashville, TN 37215	Danielle Goggin and Shea Goggin NEW OWNER	Map/Parcel 116 04 0S 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathleen Caputo, a married woman, and her husband, Isaac Squyres** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Danielle Goggin and Shea Goggin, a married couple**, ("Grantee") all of their right, title and interest in and to that certain real property known as 704 Estes Road, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit B of 702 & 704 Estes Road Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 702 & 704 Estes Road Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20180205-0011258 and amended in Instrument Number 20181031-0107787, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 702 & 704 Estes Road Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180205-0011258 and amended in Instrument Number 20181031-0107787 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Kathleen Caputo, a Married Woman, by Warranty Deed from Aspen Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181102-0108758, in the Register's Office of Davidson County, Tennessee, dated November 01, 2018 and recorded on November 02, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered,

unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of November, 2021.

Kathleen Caputo

Isaac Squyres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of November, 2021, before me personally appeared Kathleen Caputo and Isaac Squyres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of November, 2021.

Notary Signature
My commission expires: 9-8-21

WYATT TREVATHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,305,001.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of November, 2021.

Notary Public
My commission expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024