WHEN RECORDED, RETURN TO:
Momentum Title
131 Saundersville Road #130
Hendersonville, TN 37075
File # 5-14933-RL-b

Karen Johnson Davidson County
Batch# 774843 DEEDWARR
12/16/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20211216-0166312

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is **$587,500.00.** Affiant Subscribed and sworn to before me, this the 10th day of December, 2021. Notary Public My commission expires: 10/23/2023 (AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Chen Gruber** **Ertha Elizabeth Luma**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 155-08-0-C Parcel 006.00co**
404 Chessington Court **Nashville, TN 37221**		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott Kapp and Meghan Kapp, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chen Gruber and Ertha Elizabeth Luma, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Poplar Creek Estates, Phase 2, a Planned Unit Development, as of record in Book 6900, Pages 339 thru 347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Kapp and Meghan Kapp, husband and wife, by Deed dated April 8, 2016 from George T. Ward and spouse, Peggy A. Ward, of record in Instrument No. 20160415-0036612, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 6900, Pages 339 thru 347, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Storm Water Detention Agreement of record in Book 7099, Page 299, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 6474, Page 346, amended in Book 6486, Page 587, Book 6662, Page 443, Book 6987, Page 966, Book 7270, Page 648, and Book 7964, Page 33, Register's Office for Davidson County, Tennessee. 4) Declaration of Covenants, Conditions and Restrictions of Poplar Creek of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee. 5) Charter of Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **404 Chessington Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **10th** day of **December, 2021.**

Scott Kapp

Scott Kapp

Meghan Kapp

Meghan Kapp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Scott Kapp and Meghan Kapp,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **10th** day of **December, 2021.**

Notary Public

My Commission Expires: 5-18-24

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec 10, 2021.

Hadley Roper
Affiant Signature

12/10/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/10/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY