Karen Johnson Davidson County
Batch# 841621 DEEDQC
04/19/2022 10:56:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044835

QUITCLAIM DEED

FROM: Lesli Jeanette Hughes, being one and the same as Lesli Hughes Capito

TO: John Wylie Capito

This instrument was prepared by:
Marlene Eskind Moses, Esq.
Blake A. Taylor, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
John Wylie Capito
3457 Chandler Cove Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
John Wylie Capito
same

MAP-PARCEL NO.
173160A10400CO

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled LESLI HUGHES CAPITO v. JOHN WYLIE CAPITO, Third Circuit Court for Davidson County, Tennessee, Docket No. 21D-1027 and that there was no consideration given for the transfer.

JOHN WYLIE CAPITO, Grantee

Sworn to and subscribed before me, this the 28 day of MARCH, 2022.

CATHY BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Cathy Barnes
NOTARY PUBLIC
My Commission Expires: 3/3/2025

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Third Circuit Court for Davidson County, Tennessee, **Lesli Jeanette Hughes,** being one and the same as **Lesli Hughes Capito** has bargained and sold, and by these presents does quitclaim unto the said **John Wylie Capito,** his heirs, successors and assigns, all of **Lesli Jeanette Hughes's** (being one and the same as **Lesli Hughes Capito**) right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section of record in Doc. No. 20030213-0020016, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being said same property conveyed to Christopher Carpin, Jr., an unmarried man by deed from Beazer Homes Corp., a Tennessee Corporation, dated August 5, 2005 and recorded on August 10, 2005 of record in Doc. No. 20050810-0095081 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Capito and Lesli J. Hughes, as joint tenants with rights of survivorship, by deed from Christopher Carpin, Jr. dated December 28, 2007 and recorded December 31, 2007 of record in Doc. No. 20071231-0148739 Register's Office for Davidson County, Tennessee. Donna Carpin, spouse of Christopher Carpin, Jr., joined in this conveyance solely to convey any and all marital interest she may have had in subject property.

Description Reference: Described according to (of by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030213-0020016 as amended by Surveyors Certificated of Correction in Doc. No. 20031120-0169641 and Doc. No. 20030331-0042208 said Register's Office, which Plan shows a 20 foot minimum building setback line from Chandler Cove Way, together with a designated building site, a 5 foot public utility and drainage easement along each side line and a 10 foot easement for public utility and drainage along the rear line. And a 20 foot easement for public utility and drainage purposes along the front line of said lot. And a 100 year flood limit line along the rear of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020514-0059176, Doc. No. 20030313-0033781, Doc. No. 20050308-0025065, By-Laws in Doc. No. 20030303-0027389, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3457 Chandler Cove Way, Antioch, Tennessee 37013.

WITNESS my hand, this 14 day of APRIL, 2022.

Lesli Jeanette Hughes

LESLI JEANETTE HUGHES, being one and the same as Lesli Hughes Capito, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Houston T Shumate (Notary Public), the within named Lesli Jeanette Hughes, being one and the same as Lesli Hughes Capito, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Lesli Jeanette Hughes, executed the within instrument for the purposes therein

contained.

Witness my hand and official seal at Nashville (City), TN (State), on this the 14th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 05/09/2023

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.