Karen Johnson Davidson County
Batch# 841676 DEEDWARR
04/19/2022 11:39:18 AM 2 pgs
Fees: $13.00 Taxes: $5,457.50

20220419-0044909

WARRANTY DEE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 13
Nashville, TN 37215

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

File No. AT-22-2265

ATE OF TENNESSEE
UNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Dapoz and Lauren N. Dapoz	New Owner	
(NAME)	(NAME)	
1202 Parkview Circle		131-04-0H-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Drew M. Caplin and Britni H. Caplin, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen T. Dapoz and Lauren N. Dapoz, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1202 of Homes at 1200 and 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1200 & 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181023-0104758, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of Homes at 1200 & 1202 Parkview Circle, shown as Exhibit "C" to said Declaration of record in Instrument No. 20181023-0104758, as amended in Instrument No. 20190110-0002612 and further amended in Instrument No. 20191008-0102774, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Carbine Company, Inc., an Alabama Corporation by Warranty Deed from Mark E. Turcotte and Lauren Wright Turcotte, of record in Instrument No. 20180621-0059745, Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 21, 2018.

Being the same property conveyed to Carbine and Associates, LLC, a Tennessee limited liability company by Quit Claim deed from Carbine Company, Inc., an Alabama Corporation of record in Instrument No. 20200313-0028069 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 13, 2020.

Being the same property conveyed to Drew M. Caplin and Britni H. Caplin, husband and wife by Warranty deed from Carbine and Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20200420-

0041144 Register's Office for Davidson County, Tennessee, dated April 14, 2020 and recorded on April 20, 2020.

Being also known as 1202 Parkview Circle 1202 Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 15th day of April, 2022.

Drew M. Caplin

Britni H. Caplin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2022, before me personally appeared Drew M. Caplin and Britni H. Caplin, 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 15th day of April, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON