Karen Johnson Davidson County
Batch# 904255 DEEDWARR
08/16/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20220816-0092975

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-12-2025

(AFFIX SEAL)

JALANIE STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-04747

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thang Mana 3053 Reelfoot Drive Nashville, TN 37214	Thang Mana 3053 Reelfoot Drive Nashville, TN 37214	108-08-0-254.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce Capers and Pam Capers, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thang Mana**, hereinafter called the Grantees, their successors 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. 28 on the Plan of Reelfoot, Section Three of record in Book 6250, Pages 167 and 168, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Capers by Special Warranty Deed from CitiFinancial Mortgage Company, Inc., of record in Instrument No. 20050505-0050655 Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on May 05, 2005. (Value of consideration shown in aforementioned deed $141,175.00.).

Being the same property conveyed to Natalie Davenport, Trustee by Quitclaim Deed from Bruce Capers of record in Instrument No. 20181108-0110720, Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 08, 2018 and within the same deed the said Natalie Davenport, Trustee conveyed his interest in the subject property to Bruce Capers and Pam Capers, husband and wife(Value of consideration shown in aforementioned deed $0.00.).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3053 Reelfoot Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 10th day of August, 2022

Bruce Capers

Pam Capers

Pam Capers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bruce Capers and Pam Capers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of August, 2022.

Notary Public

My Commission Expires: Oct. 14 25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 August 10 2022.

Affiant Signature

8/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON