Karen Johnson Davidson County
Batch# 919498 DEEDWARR
09/21/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220921-0104822

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0344

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of September, 2022

Kristian Booth
Notary Public

Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
1107MCGAVOCK, LLC 1305 Dickerson Pike Nashville, TN 37207	New Owner	072-06-0-378.00

WARRANTY DEED

FOR AND IN 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,

Kimberly Kay Capps Gatley, sole heir at law of Charles Philip Capps

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1107MCGAVOCK, LLC, a Tennessee limited liability company

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:

Judy D. Bowman subsequently married Charles Capps, and became known as Judy D. Bowman Capps. The said Judy D. Bowman Capps is deceased having died on February 9, 2017, leaving Last Will and Testament filed for Probate in Docket No. 17P-1130 in the Seventh Circuit of Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument 20180723-0071581, in the Register's Office of Davidson County, Tennessee.

The said Charles Capps (aka Charles Philip Capps) died intestate on July 27, 2021. Pursuant to Order to Probate filed 2/25/2022 in Docket No. 21P-1896 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Kimberly Kay Caps Gatley was appointed as Administratrix, and is also reported to be the sole heir at law of the decedent.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1107 McGavock Pike, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of September, 2022.

Kimberly Kay Capps Gatley

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly Kay Capps Gatley** 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 Ormond Beach, Florida this 2 day of September, 2022.

Nancy A. Williams
Notary Public
My Commission Expires: 3/5/23

NANCY A. WILLIAMS
Notary Public - State of Florida
Commission # GG 289233
My Comm. Expires Mar 5, 2023
(Notary Seal)

202209210104822

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/21/2022 ____ (date of document).

Affiant Signature

09/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025