Karen Johnson Davidson County
Batch# 921881 DEEDWARR
09/27/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20220927-0106785

Name and Address of New Owner:
Lawrence Kapples and Junko Kapples
717 Rivercrest Pass
Nashville, TN 37214

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
085-14-0A-003-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Barrow, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Lawrence Kapples and Junko Kapples, a married couple**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 3, First Revision, River Crest, according to survey and plat of same appearing of record in Book 9700, page 465 & 466, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Andrew Barrow, an unmarried man, by Warranty Deed from Angus Nelson and Samantha Nelson of record in Instrument No. 20180713-0068431, in the Register's Office of Davidson County, Tennessee, dated July 12, 2018, and recorded on July 13, 2018.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 717 Rivercrest Pass, 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 GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 26th day of September, 2022.

Andrew Barrow

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 26th day of September, 2022, before me personally appeared Andrew Barrow, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

Notary Signature
My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00.

Affiant Signature

Subscribed and sown to before me, this the 26 day of September, 2022.

Notary Public
My Commission Expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, John Parker, 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 9/26/22.

Date

Affiant Signature

9/27/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of September, 2022.

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

