Karen Johnson Davidson County
Batch# 948261 DEEDWARR
12/06/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20221206-0127192

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5332

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy R. Castellaw, Trustee of Tim Castellaw Living Trust 900 20th Avenue South Unit 1102 Nashville, TN 37212	New Owner	092-16-0E-096.00-CO

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,

Jeffrey E. Cappo, an unmarried person

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

Timothy Riddell Castellaw, Trustee of Timothy Riddell Castellaw Trust, Dated Febuary 22nd, 2007

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:

Land in Davidson County, Tennessee, being Unit No. 1102, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument No. 20071212-0143307, in the Register's Office for Davidson County, Tennessee, (Collectively, the "Master Deed"), said unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Gary Haber and wife, Sherri Lynn Haber by Quitclaim Deed from KAH Realty, LLC, a Tennessee Limited Liability Company, recorded on December 21, 2012 in Instrument Number 20121221-0117741, in the Register's Office for Davidson County, Tennessee. Gary Haber having since died on April 7, 2014, leaving Sherri Lynn Haber as the surviving tenant by the entirety.

Being the same property conveyed to Jeffrey E. Cappo, unmarried, by Warranty Deed from Sherri Lynn Haber, unmarried, of record in Instrument No. 20141030-0100293 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on October 30, 2014.

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: 900 20th Avenue South, Unit 1102, Nashville, TN 37212

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 used, 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 29th day of November, 2022.

Jeffrey E. Cappo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2022, before me personally appeared Jeffrey E. Cappo, 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 30th day of November, 2022.

Notary Signature
My commission expires: 03/09/2024

KATHLEEN DIGSBY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-09-2024
Acting in the County of Wayne

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 11/29/2022.

Affiant Signature

12/5/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/5/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON