Karen Johnson Davidson County
Batch# 961857 DEEDWARR
01/18/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20230118-0003944

WARRANTY DEED

The actual consideration or value for this transfer is $ 229,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 17 day of January 2023

NOTARY PUBLIC

My Commission Expires: 9/8/2025

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CAPITAL DEVELOPMENT PARTNERS, LLC 337 River Drive Mt. Juliet, TN 37122	Renasant Bank 4422 Lebanon Rd Hermitage, TN 37076	044 14 0 / 029.00

FOR IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by CAPITAL DEVELOPMENT PARTNERS, LLC and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARGARET A. PURCELL**, un-married, the GRANTOR herein, by these presents do transfer, and convey all right title and interest equitable and otherwise unto:

CAPITAL DEVELOPMENT PARTNERS, LLC, the GRANTEE herein, its heirs, successors, and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being **Lot No. 280** on the plan of Cumberland Terrace Subdivision, as shown on plat of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being all the same property conveyed to Margaret A. Purcell and husband, Jess J. Purcell by Warranty Deed from Kyle D. Woolf dated November 19, 2008 and of record as Instrument #20081125-0115550, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to JOHN D. PURCELL, unmarried, and MARGARET A. PURCELL, married, by Quit Claim deed from Margaret A. Purcell and husband Jess J. Purcell, of record as Instrument #20180529-0050902, said Register's Office.

Being all the same property conveyed to Margaret A. Purcell, un-married, by Quitclaim Deed from John D. Purcell, un-married, dated January 4, 2022 and of record as Instrument #20220111-0003417, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, its heirs successors and assigns, forever. 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Property Taxes for the year 2023 and subsequent years; Any and all existing easements, restrictions and matters of record in the Register's Office for Davidson county, Tennessee.

This is improved property known as: 280 Martingale Dr. Old Hickory, TN 37138.

Witness my hand this 11th day of Jan, 2023.

Margaret A Purcell

MARGARET A. PURCELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MARGARET A. PURCELL the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 11th day of January, 2023.

LeRoy Ellis IV

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/06/2024

****

File # 2022-4566
RECORD & RETURN TO:

CLOSED NASHVILLE, LLC
278 FRANKLIN RD. SUITE #160
BRENTWOOD, TN. 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 11, 2023.

J. Carlton Drumwright

January 11, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 11, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY