WARRANTY DEED

Karen Johnson Davidson County
Batch# 963927 DEEDWARR
01/24/2023 10:20:34 AM 2 pgs
Fees: $13.00 Taxes: $2,215.52

20230124-0005328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,789.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

RACHEL WILKINSON NOTARY PUBLIC STATE OF TENNESSEE Commission Expires 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Capps and Chelsey Capps	Same as new owners	
(NAME)	(NAME)	
5913 Carl Place		091 06 3Q 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA CAPPS AND CHELSEY CAPPS, HUSBAND AND WIFE,** 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 B of Homes at 5911 and 5913 Carl Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5911 and 5913 Carl Place, a Horizontal Property Regime with Private Elements, of record as Instrument No.20211021-0141262, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5911 and 5913 Carl Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211021-0141262, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael Elliott, of record in Instrument No. 20211021-0141261, in the Register's Office of Davidson County, Tennessee, dated October 19, 2021, and recorded on October 21, 2021.

Being a part of the same property conveyed to Michael Elliott, Single, by Warranty Deed from Charles Miller, Single and Cathy Ann Watts, Single and Rita Beasley, Single and Cheryl Williams, Married, of record in Instrument No. 20210818-0111980, in the Register's Office of Davidson County, Tennessee, dated August 17, 2021, and recorded on August 18, 2021.Being a part of the same property conveyed to Eva Jean Miller, Widow, by Warranty Deed from Henry S. Tarpley and wife, Wanda L. Tarpley, of record in Book 9489, Page 2, in the Register's Office of Davidson County, Tennessee, dated October 10, 1994, and recorded on October 10, 1994. The said Eva Jean Miller having since died intestate on November 30th, 2005, leaving Charles Miller, Cathy Watts, Rita Beasley and Cheryl Williams as her heirs at law as noted in Affidavit of Heirships of Record in Instrument No. 20210818-0111973, and 20210818-0111974, Register's Office for Davidson County, TN.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRob-23-5913

unimproved
This is improved x property, known as 5913 Carl Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 20 day of January, 2023

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elliott Development, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 20th day of January, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public