THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13714-BW	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEB, 2023. Notary Public MY COMMISSION EXPIRES: 5/24/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 975002 DEEDWARR
02/28/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20230228-0014144

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua James Bell	United Wholesale Mortgage	
1915A Overhill Drive	585 South Blvd. E	131-07-1A-001.00-CO
Nashville, TN 37215	Pontiac, MI 48341	
(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, **Kent E. Capps, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua James Bell, an unmarried man**

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 "A", Overhill Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as established in the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20140715-0062282, amended at Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kent E. Capps, an unmarried man by Warranty Deed from John Shearer and Clea Shearer, husband and wife of record in Instrument No. 20170203-0011597 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Jamie Capps, wife of Kent E. Capps, joins in the execution of this instrument to waive, release and convey her interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1915A Overhill Drive, Nashville, TN 37215**

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 our hands this the 16th day of February, 2023.

Kent E. Capps

Jamie Capps

Jamie Capps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kent E. Capps,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of February, 2023.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Capps,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of February, 2023.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Certificate of Authenticity

I, Robin B. White, 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 February 27, 2023.

Date

R B. White

Affiant Signature

2.27.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY