Karen Johnson Davidson County
Batch# 976634 DEEDWARR
03/03/2023 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230303-0015332

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,999.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 1st day of March, 2023.

Notary Public
My Commission Expires: 10/2/2023

2023-41

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rose Caple	United Wholesale Mortgage	
8819 Dolcetto Grove	PO Box 11733	181-14-0A-185.00-CO
Brentwood, TN, 37027	Newark, New Jersey 07101	

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, we

Stephen T. DeLoach and Hannah P. Burt, as joint tenants with right of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rose Caple, a married woman, as sole ownership,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 93 on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stephen T. DeLoach and Hannah P. Burt, as joint tenants with right of survivorship by Warranty Deed from Javon Bender and Emily Bender, husband and wife of record in Instrument No. 20180529-0050916, Register's Office for Davidson, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

Commonly Known As: 8819 Dolcetto Grove, Brentwood, TN 37027

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8819 Dolcetto Grove, Brentwood, TN 37027.**

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 24th day of February, 2023.

Hannah P. Burt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah P. Burt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2023.



Notary Public
My Commission Expires:

Witness our hands this 1st day of March, 2023.

Stephen T. DeLoach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen T. DeLoach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2023.

Notary Public
My Commission Expires:

Witness our hands this 24th day of February, 2023.

Hannah P. Burt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah P. Burt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2023.

Notary Public
My Commission Expires:

Witness our hands this 1st day of March, 2023.

Stephen T. DeLoach

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen T. DeLoach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2023.

Notary Public
My Commission Expires:

JAMES K JEFFERSON III
NOTARY PUBLIC
Jun 24, 2025
FULTON COUNTY
STATE OF GEORGIA

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/24/2023 and 3/1/2023

D. Shayne Adair

3/3/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 **day of** March**, 2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026