WARRANTY DEED

Karen Johnson Davidson County
Batch# 979731 DEEDWARR
03/13/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230313-0017922

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10TH DAY OF MARCH, 2023.

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/23/2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2364 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Emmett Cappi and Alexandra Pepel 404 Lanier Drive Madison, TN 37115	Same as New owner	148-13-213.00

For and in consideration of the sum of Three Hundred Thousand And 0/100 ($300,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MAYYADAH ALWISWASEE, A MARRIED WOMAN

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

EMMETT CAPPI, UNMARRIED AND ALEXANDRA PEPEL, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 23 of Block "E" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot Number 23 fronts 50 feet on the Northwesterly side of Lanier Drive and runs back between parallel lines 300 feet to a deadline.

BEING the same property conveyed to Mayyadah Alwiswasee from Music City Holdings, LLC June 30, 2022 and recorded July 6, 2022 in Instrument No. 20220706-0077704, Register's office of Davidson County, Tennessee; ALSO, being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Tracey Vaughan nka Tracey Dixon, dated June 30, 2022, and filed July 5, 2022 in Instrument No. 20220705-0077375, Register's office of Davidson County, Tennessee.

The said Tracey Vaughan married Terry Lynn Dixon and by Final Judgment of Divorce of record in Instrument No. 20220426-0048106, said Register's Office, any interest of Terry Lynn Dixon was divested and vested in Tracey Dixon.

ALSO, being the same property conveyed to Tracey Vaughan by deed from Wayne Rankhorn also known as Cecil Wayne Rankhorn, a married man (executed by AIF Dalette Rankhorn by POA 20071115-0133926), dated November 14, 2007, of record in Instrument No. 20071115-0133927, Register's office of Davidson County, Tennessee.

The subject property is not now, nor has it ever been, the primary principal residence of the Grantor herein.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 404 Lanier Drive, Madison, TN 37115.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 10th day of March, 2023.

Mayyadah Alwiswasee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mayyadah Alwiswasee, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2023.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 9/30/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 10, 2023**.

Date

D Hardwick

Affiant Signature

March 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026