WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

File #23-DM-0605-A-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 989235 DEEDWARR
04/06/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230406-0025253

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis D. Capers and Tyronna V. Johnson Capers		
(NAME)	(NAME)	**105 07 3U 003.00**
605A Hamilton Avenue, Unit 3	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARELLE WOERZ, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS D. CAPERS AND TYRONNA V. JOHNSON CAPERS, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, on the plan of The Hamilton & Martin Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190102-0000519, amended and restated in Instrument No. 20201027-0124245, as affected by Scrivener's Affidavit recorded in Instrument No. 20201110-0132283, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Carelle Woerz, an unmarried woman, by Special Warranty Deed from Hamilton & Martin, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201214-0146594, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020, and recorded on December 14, 2020.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.D. Hamilton's Subdivision of Block No. 9 of The Hamilton Land, as recorded in Book 421, Page 91; said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190102-0000519, as amended in Instrument No. 20201027-0124245, Scrivener's Affidavit recorded in Instrument No. 20201110-0132283v.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20180724-0071993; said Register's Office.
* Easement for Maintenance, Repair and Rebuild, recorded in Instrument No. 20160525-0052503; said Register's Office.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No.

20180806-0077172; said Register's Office.
* Service Agreement as set forth in instrument recorded in Instrument No. 20201023-0123335; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **605 A Hamilton Avenue, Unit 3, Nashville, TN 37203**
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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 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 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/our hand(s) this the 31st day of March, 2023.

Carelle Woerz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared Carelle Woerz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 4/6/23.

Affiant
Date: 4/6/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of April, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY