Karen Johnson Davidson County
Batch# 998285 DEEDWARR
05/01/2023 02 05 22 PM 3 pgs
Fees $18 00 Taxes $1,724 20

20230501-0032107

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $466,000 00

Margaret Smith
Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Sandra Denise Woods
Notary Public

My commission expires _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kathryn Capps	Legacy Home Loans, LLC	105-10-0C-018.00CO
702 Wedgewood Parks #402	1036 Stearman Dr, Ste 6	
Nashville, TN 37203	White House, TN 37188	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marilyn Luke Barlow and Patrick Kimball Luke, Heirs of the Estate of Linda Hartman; Marilyn Luke Barlow and Patrick Kimball Luke, Beneficiaries of the David Hartman Supplemental Needs Trust; and Jeb Barlow, Trustee of the David Hartman Supplemental Needs Trust

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

Kathryn Capps

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

A certain condominium unit located in Davidson, Tennessee, being Unit B-402 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No 20050510-0052804, as amended by Instrument No 20060216-0019060 and Instrument No 20060228-0022838, and other amendments thereto, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended

Being the same property conveyed to Linda M. Hartman and David W Hartman, wife and husband, by Warranty Deed form Erica Zanghellini, unmarried, dated March 11, 2016 and recorded on March 14, 2016, of record in Inst No 20160314-0023958, Register's Office for Davidson County, Tennessee By Quitclaim Deed, dated May 20, 2021, recorded May 21, 2021, of record in Inst No 20210521-0069261, said Register's Office, David Hartman conveyed his interest in subject property to Linda Hartman. The said Linda Hartman has since died The Last Will and Testament of Linda Hartman of record in Case No 22P2295 in the Seventh Circuit Court for Davidson County, Tennessee, established Patrick Kimball Luke and Marilyn Luke Barlow as heirs at law and beneficiaries of the Trust created under said Last Will and Testament and appointed Jeb Barlow as Trustee of said Trust

Marilyn Luke Barlow and Patrick Kimball Luke convey the subject property in their capacity as heirs of the Estate of Linda Harman and in their capacity as beneficiaries of the David Hartman Supplemental Needs Trust, Jeb Barlow joins in the conveyance of the subject property as Trustee of the David Hartman Supplemental Needs Trust

This is **improved** property known as **702 Wedgewood Parks #402, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever

GRANTORS COVENANT with the said Grantee that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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

IN WITNESS WHEREOF, the Grantors have hereunto executed this instrument on the dates below written to be effective on April 28, 2023.

Estate of Linda Hartman and the David Hartman Supplemental Needs Trust

Marilyn Luke Barlow 4-24-23

Marilyn Luke Barlow, heir at law and beneficiary of the Trust **DATE**

Patrick Kimball Luke 4/26/23

Patrick Kimball Luke, heir at law and beneficiary of the Trust **DATE**

J. Barlow 4/24/23

Jeb Barlow, Trustee of the Trust **DATE**

STATE OF TENNESSEE
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Patrick Kimball Luke, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Heir at law of the Estate of Linda Hartman and Beneficiary of the David Hartman Supplemental Needs Trust and that as Heir at Law and Beneficiary he is authorized to execute the within instrument and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2023.

Brad Krivensky
Notary Public
My Commission Expires: 10/27/25

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marilyn Luke Barlow, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Heir at law of the Estate of Linda Hartman and Beneficiary of the David Hartman Supplemental Needs Trust and that as Heir at Law and Beneficiary he is authorized to execute the within instrument and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 2023.

Notary Public
My Commission Expires: 03/22/2031

SETH EVERETT STATE OF ARKANSAS NOTARY PUBLIC #12713788 EXPIRES MAR 22, 2031 SALINE COUNTY

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeb Barlow, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the David Hartman Supplemental needs trust and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 2023.

Notary Public
My Commission Expires: 03/22/2031

SETH EVERETT STATE OF ARKANSAS NOTARY PUBLIC #12713788 EXPIRES MAR 22, 2031 SALINE COUNTY

Lenders Title Company File No. 23-001460-525

SP 11/2015