Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue - RES-23-720
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644813

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2023.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 1014431 DEEDWARR
06/13/2023 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20230613-0044927

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cornerstone Investments, Inc. c/o SoBro Law 101 Lea Ave Nashville, TN 37210	New Owner	Tax Parcel ID No. 102 15 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith Gail Wyatt now known as Judith Gail Caplan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cornerstone Investments, Inc., a Tennessee Corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No. 364 on the Plan of Brook Meade, Section X, of record in Book 2331, Page 135, Register's Office of said county, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judith Gail Wyatt, by Quit Claim Deed from Robert O. Wyatt II, of record in Book 10160, Page 764, in the Register's Office of Davidson County, Tennessee, dated August 16, 1996 and recorded on August 19, 1996. Judith Gail Wyatt and Judith Gail Caplan being one and the same.

Being the same property conveyed to Robert O. Wyatt, II and Wife, Judith G. Wyatt, by Warranty Deed from James L. Ely and Wife, Bernice V. Ely, of record in Book 5315, Page 811, in the Register's Office of Davidson County, Tennessee, dated July 24, 1978 and recorded on July 25, 1978.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade, Section X, as recorded in Plat Book 2331, Page(s) 135.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2545, Page 594.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5151, Page 274.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 720 Adkisson Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2023.

Judith Gail Wyatt now known as Judith Gail Caplan

Judith Gail Wyatt now known as Judith Gail Caplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Gail Wyatt now known as Judith Gail Caplan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2023.

Sabrina Schulhauser

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Adam LaFevor, 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 June 12, 2023.

Affiant Signature

6/12/23
Date

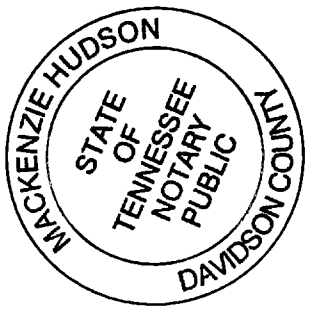
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-720