WARRANTY DEED

Karen Johnson Davidson County
Batch# 1020664 DEEDWARR
06/29/2023 11.18.07 AM 2 pgs
Fees $13 00 Taxes $2,020 20

20230629-0049718

Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $546,000 00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2023

VIRGINIA DESJARLAIS
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No.. 23-0240

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Judith G Caplan		Map: 141120C06200CO
(NAME) 7401 River Bend Circle	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($546,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS L. EMERSON AND WIFE, JANICE S. EMERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUDITH G. CAPLAN, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No 62, on the Plan of River Bend, as shown on plat of record in Plat Book 6900, Pages 504 & 505, as corrected by Book 7465, Page 833, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Thomas L. Emerson and wife, Janice S Emerson, by deed from Construction Associates, Inc., of record in Book 7678, Page 473, dated October 12, 1988, Register's Office for said County

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 504 and 505, corrected in Book 7465, Page 833, said Register's Office, (3) Agreements of record in Book 4817, Page 792, Book 6621, Page 303 and Book 7278, Page 822, in the Register's Office for Davidson County, Tennessee, (4) Charter for Homeowners Association of record in Book 7347, Page 636, Book 8179, Page 869 and Book 9359, Page 153, in the Register's Office for Davidson County, Tennessee, (5) Easement of record in Book 4581, Page 307, in the Register's Office for Davidson County, Tennessee; (6) Deed of common areas to Homeowners Association of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7112, Page 481, amended in Book 7308, Page 805, Book 7308, Page 808, Book 7336, Page 15 and Book 7549, Page 893, Book 7347, Page 643, amended in Instrument No. 20230505-0033477, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7401 River Bend Circle, Nashville, TN 37221
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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 28th day of June, 2023

Thomas L. Emerson

Janice S Emerson

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 Thomas L. Emerson and Janice S. Emerson, 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 this, 28th day of June, 2023

My Commission Expires 2-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY