Karen Johnson Davidson County
Batch# 1024513 DEEDWARR
07/10/2023 02:09:30 PM 6 pgs
Fees: $33.00 Taxes: $2,368.00
20230710-0052619

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF ~~JUNE~~ JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demarcus L. Capehart	NEW OWNER	
(NAME)	(NAME)	
4349 ENCHANTED CIRCLE	4349 ENCHANTED CIRCLE	06902006600
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	NASHVILLE, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Edwellene Lavera Ayers, William U. Farrell Jr., Scott Farrell, Robin Farrell, and Chirelle Yvette Lakine** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Demarcus L. Capehart** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Enchanted Hills, Section III, as of record in Book 4697, Page 540, in the Register's Office for said County. Said Lot No. 132 fronts 130.00 feet on the westerly margin of Enchanted Circle and runs back between lines, the northerly line being 357.9 feet and the southerly line, a broken line being 36165 feet to a line in the rear measuring 144.00 feet thereon.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4 right title and interest, by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, Page 440 in the Register's Office of Davidson County, Tennessee.

William Ulysses Farrell, aka William Ulysses Farrell, Sr., having since deceased on April 19, 2005, see referenced Affidavit of Heirship establishing Jacqueline Dale Farrell, Robin Farrell, Scott Farrell, and William U. Farrell, Jr. as his surviving heirs at law, of record at Instrument No. 20230710005261 6n the Register's Office for Davidson County, Tennessee. Jacqueline Dale Farrell having since deceased, leaving her heirs at law referenced in Affidavit of Heirship as William U. Farrell, Jr., Robin Farrell, and Scott Farrell, of record at Instrument No. 20230710005261 7 said Register's Office.

Chirelle Yvette Jefferson being one and the same and also known as Chirelle Yvette LaKine. Derrick LaKine joins in the conveyance of the above-described property as the spouse of Chirelle LaKine, to convey any and all marital interest he may hold in the above described property. Edwellene Lavera Ayers being one and the same and also known as Lavera Ayers.

Being the same property previously conveyed to James E. Ferrell and wife, Lena Pearl Ferrell by virtue of Deed dated March 19, 1973 at Book 4697, Page 540 in the said Register's Office.

TRACT II:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

With the westerly line of Lot No. 132 with a curve to the left (radius 5,669.6 feet) southeastwardly a distance of 144.00 feet to an iron pin set and having a chord bearing and distance of S1 degrees, 47'57"E, 144.00 feet; thence, S 53 degrees, 13'21"W, 72.94 feet to an iron pin set in the center of Parcel 71; thence, with the center of Parcel 71 with a curve to the right (radius 5,729.6 feet) northwestwardly a distance of 191.59 feet to an iron pin set and having a chord bearing and distance of N1 degrees, 50'44"W, 191.583 feet; thence, with an extension of the common line between Lots 132 and 133, S86 degrees 17'41"E, 60.20 feet to the point of beginning and containing 10,100 square feet.

Being the same property conveyed to William Ulysses Farrell, 1/2 right, title and interest, Edwellene Lavera Ayers, 1/4 right, title and interest and Chirelle Yvette Jefferson, 1/4 right title and interest, by virtue of that certain Quit Claim Deed dated January 9, 1997, and being of record at Book 10349, Page 442 in the Register's Office of Davidson County, Tennessee.

William Ulysses Farrell, aka William Ulysses Farrell, Sr., having since deceased on April 19, 2005, see referenced Affidavit of Heirship establishing Jacqueline Dale Farrell, Robin Farrell, Scott Farrell, and William U. Farrell, Jr. as his surviving heirs at law, of record at Instrument No.202307100052618 in the Register's Office for Davidson County, Tennessee. Jacqueline Dale Farrell having since deceased, leaving her heirs at law referenced in Affidavit of Heirship as William U. Farrell, Jr., Robin Farrell, and Scott Farrell, of record at Instrument No. _202307100052615_, said Register's Office.

Chirelle Yvette Jefferson being one and the same and also known as Chirelle Yvette LaKine. Derrick LaKine joins in the conveyance of the above described property as the spouse of Chirelle LaKine, to convey any and all marital interest he may hold in the above described property. Edwellene Lavera Ayers being one and the same and also known as Lavera Ayers.

Being the same property previously conveyed to Lena P. Farrell by virtue of Warranty Deed dated June 27, 1996 at Book 10282, Page 665 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4349 Enchanted Circle Nashville, TN 37218
(House Number) (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 my hand this 15th day of June, 2023.

Edwellene Lavera Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edwellene Lavera Ayers**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of June, 2023.

Notary Public
My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 13th day of June, 2023.

Scott Farrell

Robin Farrell

William U. Farrell, Jr.

STATE OF Co
COUNTY OF Arapahoe

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Scott Farrell, Robin Farrell, and William U. Farrell, Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of June, 2023.

Notary Public
My Commission Expires: 06/24/24

NAOIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

Witness my hand this 14th day of June, 2023.

Chirelle Yvette LaKine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chirelle Yvette LaKine**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2023.

Notary Public
My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 13th day of June, 2023.

Derrick LaKine

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Derrick LaKine**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2023.

Notary Public
My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Cari Allen, 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 7-7-23.

Affiant Signature

7-7-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of July, 2023

Notary's Signature

(Notary Seal) ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 05-09-26