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

CRT File No. 230645031

Karen Johnson Davidson County
Batch# 1028606 DEEDWARR
07/20/2023 10 47 55 AM 2 pgs
Fees. $13 00 Taxes. $1,424 50

20230720-0055932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $385,000 00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2023.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kayla A. Kapinus 3965 Stephens Ridge Way Antioch TN 37013	New Owner	Tax Parcel ID No 173 16 0A 258.00

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, **Joseph Robert Incorvaia and Melinda Incorvaia, Co-Trustees of The Incorvaia Trust dated July 2, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla A. Kapinus, unmarried**, ("Grantees"), their 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. 124 on the Plan of Hidden Creek, Phase 4, Section 2 (A Cluster Lot Subdivision), of record in Instrument No. 20060627-0076909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Robert Incorvaia and Melinda Incorvaia, Co-Trustees of The Incorvaia Trust dated July 2, 2004, by Quit Claim Deed from Joseph Incorvaia and Melinda Incorvaia, husband and wife, of record in Instrument No. 20221012-0111813, in the Register's Office of Davidson County, Tennessee, dated September 29, 2022 and recorded on October 12, 2022.

Being the same property conveyed to Joseph Incorvaia and Melinda Incorvaia, husband and wife, by Warranty Deed from Cindy J. Forman, married, of record in Instrument No. 20170315-0025514, in the Register's Office of Davidson County, Tennessee, dated March 09, 2017 and recorded on March 15, 2017

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Hidden Creek, Phase 4, Section 2 (A Cluster Lot Subdivision), as recorded in Instrument No 20060627-0076909.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020514-0059176, as amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, as Supplemented in Instrument No. 20060828-0105538, and as further amended in Instrument No. 20090908-0084135 and Instrument No. 20190814-0081403.

This is improved property located at 3965 Stephens Ridge Way Antioch TN 37013

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 19th day of July, 2023

The Incorvaia Trust dated July 2, 2004

BY _____
Joseph Robert Incorvaia, Co-Trustee

BY _____
Melinda Incorvaia, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Robert Incorvaia and Melinda Incorvaia, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for The Incorvaia Trust dated July 2, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 19th day of July, 2023

_____
Notary Public
My Commission Expires: _____

