RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd. Ste 203
Mt Juliet, TN 37122
File No.: QWB-18093-2023

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074421 DEEDWARR
11/22/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20231122-0090856

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson (AD)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2023.

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd , Suite 203, Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ready Home Rentals, LLC 2075 Franklin Street Rock Hill, SC 29732	Same address as new owner	096-10-0-056

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **YVONNE J. CAPPS, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **READY HOME RENTALS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of A Subdivision of a Part of the J.E. Richmond Property, Cloverhill, Section No. II, of record in Book 2133, page 46, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Yvonne J. Capps, unmarried, from Yvonne J. Capps, unmarried, and Jason Capps, unmarried, a formerly married couple who were divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee, Case No. 14D-1250, by Quitclaim Deed dated December 14, 2021 and recorded January 12, 2022 in Instrument #20220112-0004129, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 2133, page 46; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 607 Cottonwood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 20th day of November, 2023.

GRANTOR:

Yvonne J. Capps

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Yvonne J. Capps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of November, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin
Printed Notary Name

My commission expires: March 7th 2026

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **11/20/23** (date of document)

11/22/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **22** day of **November**, 202**3**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY