Karen Johnson Davidson County
Batch# 1077143 DEEDQC
12/01/2023 11:11:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231201-0092842

ANDY GESELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY: *Grayson Smith Cannon, Esq.* GULLETT SANFORD ROBINSON & MARTIN PLLC 150 THIRD AVENUE SOUTH, STE. 1700 NASHVILLE, TN 37201 615.244.4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Actual consideration for this transfer is -$0-. Summer Capps **AFFIANT** Subscribed and sworn to before me on this day, 11 16, 2023. Notary Public My Commission Expires: 04/23/2025

New Owner Address:
Tara Capps
128 Summit Run Place
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
Map 74-08 / Par 181

Summer Capps ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Tara Capps** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, 11 16, 2023.

Summer Capps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Summer Capps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, 11 16, 2023.

Notary Public

My Commission Expires: 04/23/2025

ANDY GESELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 884 on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, Page 2, Registers Office for Davidson County, Tennessee.

SAID Lot No. 884 fronts 81.23 feet on the curving southerly margin of Bonnavale Drive and runs back between lines measuring 160.0 feet on the easterly line and 168.22 feet on the westerly line to a dead line in the rear measuring 77.58 Feet thereon.

Being the same property conveyed to Mark Capps by Quit Claim Deed by James D. Capps, Trustee of the Capps Family Trust Dated May 22, 2008 of record as Instrument No. 20191230-0134406.

The said Mark Capps having died intestate leaving Tara Capps and Summer Capps as his only heirs at law and his Estate being probated of record as Docket No. 23P-411, Probate Court for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 385 Bonnavale Drive, Hermitage, Tennessee 37076.