Karen Johnson Davidson County
Batch# 1121821 DEEDWARR
04/11/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240411-0025960

Name and Address of New Owner:
Kyle McEvoy and Evan Honer
341 Hickory Street
Nashville, TN 37115

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owners

Map & Parcel(s):
043-13-0-329.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Caperton, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kyle McEvoy, an unmarried man, and Evan Honer, an unmarried man**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Lot Nos. 21 and 22, Block E, on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, described as follows:
> BEGINNING at a point in the north margin of Oak Street at the corner of Lot Nos. 20 and 21; thence with the line between said lots, North 124.2 feet to a point; thence easterly 75 feet to a point which is 4.1 feet west of the corner of Lot Nos. 21 and 22; thence southerly 137.2 feet to the north margin of Oak Street, being the corner Lot Nos. 22 and 23; thence with the margin of Oak Street, northwesterly and westerly around a slight curve, 70.4 feet to the point of beginning.
>
> Being the same property conveyed to Michael A. Caperton by Quitclaim deed from Cynthia A. Caperton of record in Instrument No. 20100825-0067382 Register's Office for Davidson County, Tennessee, dated August 11, 2010 and recorded on August 25, 2010.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 341 Hickory Street, Nashville, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Karla Caperton, spouse of Michael A. Caperton, hereby joins in this conveyance to convey all her right, title, and interest in and to the subject property.

WITNESS my hand this 9th day of April, 2024.

Michael A. Caperton

Karla Caperton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9 day of April, 2024, before me personally appeared Michael A Caperton and Karla Caperton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 9 day of April, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Affiant Signature

Subscribed and sown to before me, this the 11 day of April, 2024.

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 9/15/27

Certificate of Authenticity

I, Joshua A. Terry, 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 4/9/24.

Affiant Signature – Joshua A. Terry

4/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27