This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1127715 DEEDWARR
04/26/2024 10:11:56 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240426-0030300

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelsey & William Capps 7544 Rolling River Pkwy. Nashville, TN 37221	Old National Bank PO Box 918 Evansville, IN 47706-0918	141110A- 043.00-CO

THIS INDENTURE, made this 24th day of April 2024 between

Felix Z. Wilson, III and Jody Inman Wilson Trustees of the Wilson Tennessee Community Property Trust dated May 10, 2022

of Palm Beach County, Florida, hereinafter referred to as **Grantor**, and

Kelsey Capps and William Capps, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 184 on the Plan of Rolling River Estates, Phase IV as of record in Book 5200, Pages 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Felix Z. Wilson, III and Jody Inman Wilson Trustees of the Wilson Tennessee Community Prope.ty Trust dated May 10, 2022 by Quitclaim Deed dated 5/10/2022 from Felix Z. Wilson, III aka Felix Wilson and Jody Inman Wilson aka Jody Wilson of record in Instrument No. 20220517-0057046, and to Felix Z. Wilson, III and Jody Inman Wilson, husband and wife, by Warranty Deed dated 10/12/2019 from John Lovelace and Lauren Lovelace, husband and wife of record in Instrument No. 20191018-0107117, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 7544 Rolling River Pkwy, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property. and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Wilson Tennessee Community Property Trust dated May 10, 2022

By: _____
Felix Z. Wilson, III, Trustee

By: _____
Jody Inman Wilson, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Felix Z. Wilson, III, and Jody Inman Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Co-Trustees of the Wilson Tennessee Community Property Trust dated May 10, 2022 and are authorized by the Trust to execute this instrument on behalf of the Trust. And appeared by physical presence and produced TN Drivers License as identification.

WITNESS my hand and official seal at office in West Palm Beach, Florida, on this the 24th day of April 2024.

_____
Notary Public
My Commission Exp: 1/23/2026

Notary Public State of Florida
Juanita Gonzalez
My Commission
HH 219245
Exp. 1/23/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $400,000.00.

_____
Affiant

Sworn to and subscribed before me, this 25th day of April 2024.

_____
Notary Public
My Commission Exp: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027