Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$410,000.00~~

Affiant

Subscribed and sworn before me this the 15th day of May, 2024.

Notary Public
My commission expires:

Karen Johnson
Batch # 1136234
05/17/2024 09:35:51 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20240517-0036697

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SEPTEMBER 08, 2025 SEZEN YILMAZ MY COMMISSION EXPIRES

WARRANTY DEED

Address of New Owner:
Pamela Jean Capps
636 General George Patton Road
Nashville, TN 37221

Send Tax Bill to:
~~NEW OWNER~~

Tax Information:
142-09-0F 636.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIM TEMPLETON, TRUSTEE OF THE TEMPLETON IRREVOCABLE TRUST, DATED JANUARY 19, 2012**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PAMELA JEAN CAPPS, UNMARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real estate in Davidson County, Tennessee, described as follows:

Unit No. 636, together with the Carport designated No. 636-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said county.

Being the same property conveyed to Tim Templeton, Trustee of the Templeton Irrevocable Trust, dated January 19, 2012, and any amendments there to, by deed dated 01/19/2012, from Wanda A. Templeton, of record in Instrument No. 20120126-0007373, Register's Office for said County. Said Trust having been confirmed by court order in the Seventh Circuit Court for Davidson County, Tennessee on May 6, 2024, and further referenced by Case Number 24P811.

Also being the same property conveyed to Wanda A. Templeton by deed dated 08/19/2011, from Everett E. Templeton, by and through my Attorney-in-Fact, Timothy N. Templeton, of record in Instrument No. 20110823-0065019, Register's Office for said County.

Also being the same property conveyed to Everett E. Templeton and wife, Wanda A. Templeton by deed dated 06/12/1990, from Haury and Smith Contractors, Inc., of record in Book 8130, page 755, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 636 General George Patton Road, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

Witness my hand this the 15th day of May, 2024.

Templeton Irrevocable Trust dated January 19, 2012

Timothy Neal Templeton

By: Tim Templeton, Trustee

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tim Templeton, Trustee off The Templeton Irrevocable trust dated January 19, 2012., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, a trust, and that Tim Templeton, as such trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the trustee by the said Tim Templeton, Trustee off The Templeton Irrevocable trust dated January 19, 2012 as such trustee.

Witness my hand and official seal this 15th day of May, 2024.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY