Karen Johnson
Batch # 1149494
06/20/2024 02:12:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240620-0046466

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

ESTATE ADMINISTRATOR'S DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Roselyn Mathis Caperton 5618 Oakes Drive Brentwood, TN 37027	Same	133-010-189.00

THIS INDENTURE WITNESSETH that **S. Brad Dozier, Personal Representative (the "Grantor")**, duly appointed, qualified and acting as Personal Representative for the **estate of David C. Caperton, III, deceased**, the administration of which is filed in the Davidson County Circuit Court (Probate Division) under Docket Number 23-P-1596, pursuant to the authority granted under the Laws of the State of Tennessee, this day has bargained and sold, and hereby conveys and transfers unto **Roselyn Mathis Caperton ("Grantee")**, all of the interest owned by the estate of David C. Caperton, III in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being the north 50 feet of Lots Numbers 173, 175, and 177 on the Map of Sunrise Heights Second Addition, as of record in Plat Book 421 at page 46, Register's Office for Davidson County, Tennessee. Said part of said lots adjoin and front together 50 feet on the easterly side of Meade Avenue and extends back between lines 150 feet on the southerly line and 150.1 feet, more or less, on the northerly line along the southerly margin of an alley to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed from Clinton Ivey and Caitlyn, husband and wife, in Instrument Number 20210406-0045073, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Cornelius Caperton, III and Tracey Murtha from Homeofcapital, LLC, a Tennessee Limited Liability company by Quitclaim Deed recorded November 5, 2021 as Instrument No. 20211105-014831 in the Register of Deeds Office for Davidson County, Tennessee. This conveyance being further clarified by Corrective Deed filed on February 24, 2022 as Instrument No. 20220224-0021535 in said Register's Office.

Courtney Elizabeth Knight, wife of David C. Caperton, III departed this life on October 23, 2018, leaving David C. Caperton, III as the sole owner of the real property.

This is improved property known as ***3220 Meade Ave, Nashville, TN 37211***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 14th day of June, 2024.

S. Brad Dozier, Grantor as ~~Personal~~ Representative
Of the Estate of David C. Caperton, III, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named S. Brad Dozier with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2024..

Pepper Black
Notary Public

My Commission Expires: 8/15/2026

Pepper Black STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Roselyn Mathis Caperton
Roselyn Mathis Caperton, Grantee/Affiant

Sworn to and subscribed to before me, this the 14th day of June, 2024.

Notary Public

My Commission Expires: 8/12/24

S. BRAD DOZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON