Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Map-Parcel Numbers: 70A-76304
131-1-0-105co

WARRANTY DEED

Owner & Property Address:
JOHN PAUL CAPPS, Trustee,
JOHN PAUL CAPPS TRUST
5025 Hillsboro Road, #14W
Nashville, TN 37215

Mail Tax Statement to:
Mr. John Paul Capps
914 James Street
Searcy, AR 72143

The GRANTOR, JOHN PAUL CAPPS and wife, ELIZABETH CAPPS, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, and convey grantor's right, title, and interest in and to the below-described property to:

Karen Johnson
Batch # 1149898
06/24/2024 03:17:14 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240624-0046971

JOHN PAUL CAPPS, Trustee,
JOHN PAUL CAPPS TRUST, dated January 29, 2024.

Said real estate is located in Davidson County, Tennessee, and is more particularly follows, to-wit:

> Land in Davidson County, Tennessee, being unit No. 105, also known as Apartment No. 14-W, Georgetown Apartments, a condominium, as of record in Plat Book 5200, page 4, said Register's Office, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, as amended, said Register's Office, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to the party of the first part by Clay J. Bouldin, unmarried by deed from Deborah Sigrid Taylor Haralenne filed of record in Book 8843, page 100, Regis County, Tennessee.
>
> This conveyance is subject to subdivision restrictions, building lines and easements of Instrument No. 30756 and on record in Book 9556, Page 778 all in the Davidson County Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 21 day of March, 2024, by the undersigned.

John Paul Capps
JOHN PAUL CAPPS

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF SHELBY White

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JOHN PAUL CAPPS to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of March, 2024

Donald E. Kee
NOTARY PUBLIC

DONALD E. KEE
Comm. No. 12689690
NOTARY PUBLIC
My Comm. Exp. June 14, 2025
WHITE CO., ARKANSAS

My Commission Expires: June 14, 2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(1)(C)(vi).