STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/16/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1156341 DEEDWARR
07/10/2024 11:08:47 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20240710-0051691

02-NSH24-07949

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sophie Cape 5260 Village Trace Nashville, TN 37211	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman D. Ste 6 White House, TN 37188	161-10-0B-020.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Renate K. Meier and Jason B. Meier, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sophie Cape, an unmarried woman**, hereinafter called the Grantees, their 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 Lot No. 211 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Renate K. Meier and Jason B. Meier, married by Warranty Deed from Tonya J. Long, Trustee of the Tonya J. Long Trust dated January 22, 2016 of record in Instrument No. 20191114-0117652 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 14, 2019.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 6900, Page 896, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions, and Restrictions of Villages of Brentwood of record in Book 6143, Page 11, Book 6398, Page 497, Book 7231, Page 789, Supplemental Phase Five in Book 7834, Page 676, Register's Office for Davidson County, Tennessee. By-Laws attached thereto in Book 7231, Page 809, said Register's Office. 3) Charter of Villages of Brentwood Homeowners' Association, Inc., of record in Book 6158, Page 352, amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5260 Village Trace, Nashville, TN 37211

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 8TH day of July, 2024

Renate K. Meier

Renate K. Meier

Jason B. Meier

STATE OF Kentucky

COUNTY OF OLDHAM

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Renate K. Meier and Jason B. Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at OLDHAM COUNTY, Kentucky, this 8TH day of July, 2024.

Notary Public

My Commission Expires: 01-31-2028

OFFICIAL SEAL
ROBIN S WEISS
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires January 31, 2028
Commission # KY NP 1711