Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

24-CO-322

Karen Johnson Davidson County
Batch # 1167532 DEEDWARR
08/12/2024 02:55:49 PM 3 pgs
Fees: $18.00 Taxes: $18,463.00
20240812-0060655

Warranty Deed

LEAH TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,990,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clayton Matthew Magouyrk and Katia S. Cappelli	New Owner(s)	101-00-0-185.00
663 Hunters Trail	3908 Harding Pl.	
Nashville, TN 37209	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOMUS DEVELOPMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAYTON MATTHEW MAGOUYRK AND KATIA S. CAPPRELLI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 known as Lot No. 1 on the Final Plat Re-Subdivision of Vista Bella Subdivision, of record in Instrument No. 20240805-0059563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The above described property is to be served by and is subject to a 50.00 foot wide ingress and egress for access to tract to the West, which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the Southwesterly corner of James R. Hinchman as recorded in Deed Book 7420, page 301, Registers Office for Davidson County, Tennessee, and also being the Southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301: thence with the Westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence servering the Mike Campbell tract as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, North 52 deg. 48' 13" West 511.21 to a point: thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13" East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres more or less.

Being the same property conveyed to Domus Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from Jerrad Ward Wolfe and spouse Marshele Franklin Wolfe, dated November 5, 2021, recorded November 12, 2021, of record in Instrument No. 20211112-0150847, Register's Office for Davidson County, Tennessee.

For further reference see quitclaim deeds of record in Instrument No. 20240325-0020361 and Instrument No. 20240325-0020360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 663 Hunters Trail, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of August, 2024.

Domus Development Group LLC, a Tennessee Limited Liability Company

By: _____
Amy Gill, Member

By: _____
Peter N. Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Gill and Peter N. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Domus Development Group LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026