Karen Johnson Davidson County
Batch# 1190892 DEEDQC
10/07/2024 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241007-0077898

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 7, 2024.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 03-19-2027

New Owner Address:
Capers Family Trust
605A Hamilton Avenue, Unit 3
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number:
105 07 3U 003.00

QUITCLAIM DEED

Travis D. Capers and Tyronna V. Johnson Capers, a married couple (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Capers Family Trust**, dated October 7, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 7, 2024**.

Travis D. Capers

Tyronna V. Johnson Capers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Travis D. Capers and Tyronna V. Johnson Capers, a married couple**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 7, 2024.

Notary Public

My Commission Expires: _____

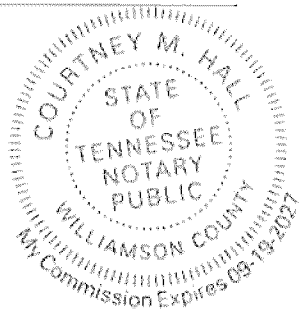


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 3, on the plan of The Hamilton & Martin Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190102-0000519, amended and restated in Instrument No. 20201027-0124245, as affected by Scrivener's Affidavit recorded in Instrument No. 20201110- 0132283, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

This conveyance is subject to all such limitations, restrictions and encumbrances as may affect the premises including but not limited to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.D. Hamilton's Subdivision of Block No. 9 of The Hamilton Land, as recorded in Book 421, Page 91; said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190102-0000519, as amended in Instrument No. 20201027-0124245, Scrivener's Affidavit recorded in Instrument No. 20201110- 0132283v.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20180724-0071993; said Register's Office.
* Easement for Maintenance, Repair and Rebuild, recorded in Instrument No. 20160525-0052503; said Register's Office.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180806-0077172; said Register's Office.
* Service Agreement as set forth in instrument recorded in Instrument No. 20201023-0123335; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to Travis D. Capers and Tyronna V. Johnson Capers, a married couple, from Carelle Woerz, an unmarried woman, by deed of record in Instrument No. 20230406-0025253, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 605A Hamilton Avenue, Unit 3, Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2024.

Affiant Signature

10/7/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 7, 2024.

Notary Public

My Commission Expires: _____

