WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 24-480-mc

Karen Johnson Davidson County
Batch# 1233196 DEEDWARR
02/04/2025 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $3,293.00
20250204-0008272

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$890,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jennifer D. Stacey, Southern Estates Title & Escrow LLC, 554 Franklin Rd, Ste 103, Franklin, TN 37069

File No.: 24-0090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chelsey J. Capps and Joshua R. Capps	Old National Bank	178-00-0-045.00
(NAME)	(NAME)	
9689 Highway 96	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ninety Thousand And No/100 Dollars ($890,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLIE B. MITCHELL, JR., TRUSTEE OF THE MITCHELL FAMILY TRUST DATED DECEMBER 20, 2022,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEY J. CAPPS AND JOSHUA R. CAPPS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-07-24, File Number 3-396, as follows:

Beginning at an existing iron rod at a pipe on the west margin of Highway 96 being the southeast corner of Charlie B. Mitchell, Jr. (Instr: 20040716-0085154) located approximately 1,983 feet south of the intersection of Highway 100 and having a Tennessee State Plane Coordinate of N:612762.7382, E:1664260.8909;
Thence with the west margin of Highway 96
SOUTH 03 DEGREES 02 MINUTES 56 SECONDS EAST a distance of 160.80 feet to an existing iron rod and the Point of Beginning of this description;
Thence with the west margin of Highway 96
SOUTH 03 DEGREES 09 MINUTES 59 SECONDS EAST a distance of 200.17 feet to an existing iron rod;
Thence SOUTH 03 DEGREES 13 MINUTES 54 SECONDS EAST a distance of 23.23 feet to an existing iron rod and having a TSPC of N:612379.1078, E:1664281.8099 and being the northeast corner of William Billips (Instr: 20220103-0000452) Thence with the north line of said Billips
NORTH 87 DEGREES 55 MINUTES 19 SECONDS WEST a distance of 858.96 feet to an existing iron rod capped "Birdwell 1797";
Thence with a new line and severing the property of Mitchell Family Trust (Instr: 20210409-0047442) NORTH 04 DEGREES 51 MINUTES 53 SECONDS EAST a distance of 304.70 feet to a set iron rod capped "Chandler" and having a TSPC of N:612713.8678, E:1663449.2683;
Thence SOUTH 81 DEGREES 51 MINUTES 26 SECONDS EAST a distance of 538.93 feet to an existing tall pipe;
Thence with the north line of Mitchell Family Trust (Instr: 20230410-0026112)
SOUTH 82 DEGREES 58 MINUTES 12 SECONDS EAST a distance of 288.87 feet to an existing iron rod in the west margin of Highway 96 which is the point of beginning, having an area of 219978.00 square feet, 5.05 acres.

See attached Exhibit for survey.

Being the same property conveyed to Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022, of record in Instrument Number 20230410-0026112, and a portion of the property described in Instrument Number 20210409-0047442, Register's Office of Davidson County, TN.

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This is improved ☑property, known as 9689 Highway 96, Nashville, TN 37221

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 3rd day of ~~February, 2025~~.

TRUSTEE

Charlie B. Mitchell, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2025, personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

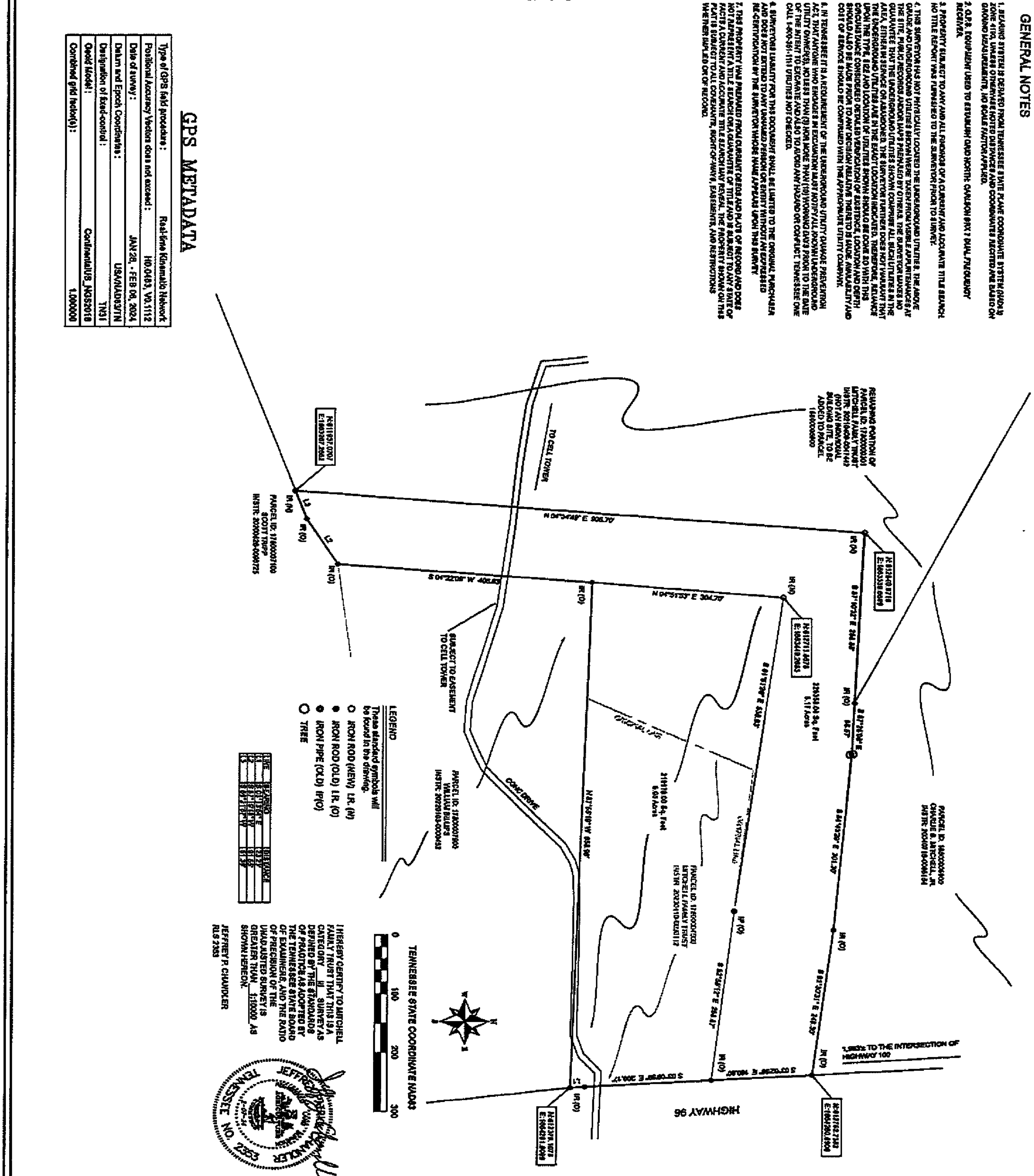
Witness my hand and official seal at Franklin, Tennessee, this 3rd day of February, 2025.

Donna Taylor
Notary Public

Commission Expires: 11/14/28

DONNA R TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT



BOUNDARY PARTITION

DRAWN	DATE	MAP AND PARCEL
JEFF C	FEB 7, 2024	17800000301 & 17800004500
APPROVED	DATE	CURRENTLY ZONED
JEFF C	FEB 7, 2024	
SCALE	SHEET	PROJECT NO.
1" = 100'	ONE OF ONE	3-396

PROJECT INFORMATION: BEING ALL OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 20190712-0068413; AND BEING A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 20210409-00476442, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

CLIENT INFORMATION: MITCHELL FAMILY TRUST
3696 STEWARTS LANE
NASHVILLE, TN 37218

REVISIONS

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/3/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/3/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

