This Instrument Prepared By:
John. T Cook
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1254860 DEEDWARR
04/01/2025 02:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20250401-0024717

Name and Address of New Owner:
Sydney Martinez and Trenton Martindale
2873 McGavock Pike, Nashville, TN 37214

Send Tax Bills To:
New Owner

Map & Parcel No: 073 03 0 083.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Clifford G. Capehart, an unmarried man** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Trenton Martindale, an unmarried man and Sydney Martinez, an unmarried woman, as joint tenants with the right of survivorship** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant and bind Grantor, and any heirs, successors and assigns of Grantor, to warrant and forever defend the title to the said Real Estate against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of March, 2025.

Clifford G. Capehart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2025, before me personally appeared Clifford G. Capehart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/19/28

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2025.

LAURA ELIZABETH MATHIS NOTARY STATE OF TENNESSEE PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 3-28-26

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Sutherland Heights of record in Plat Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Clifford G. Capehart, unmarried, by Warranty Deed dated May 12, 2017, from Jane E. Keith of record in Instrument No. 20170524-0051404, Register's Office for Davidson County, Tennessee.

Clifford G. Capehart

This Real Estate is more commonly known as 2873 McGavock Pike, Nashville, TN 37214.

EXHIBIT B

Permitted Encumbrances

Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 073 03 0 083.00.

11. All matters shown on the Plan of record in Plat Book 2663, Page 18, said Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Amanda Maynor, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on

March 27, 2025.

Date

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of **April**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON