Karen Johnson Davidson County
Batch# 1260761 DEEDWARR
04/17/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20250417-0029374

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $514,900.00

Affiant

Subscribed and sworn to before me, this 17th day of Apr. 1, 2025.

Notary Public
My commission expires: 3/20/28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ryan Bell		**043040A00900CO**
704 Keeton Ct	New Owner	
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark A Capers and Chevelle A Capers, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Bell, Single man

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:

Land in Davidson County, Tennessee, being Lot No. 9, First Revision of Final Plat of River Landing, Section 1, Phase I, formerly known as Windstar Estates, Section 1, Phase I, of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mark A Capers and wife, Chevelle A Capers, by Trustee's Deed from Sam J McAllester, III, Substitute Trustee, dated February 25, 2010, of record in Instrument No. 20100301-0015214, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 4859, Page 950, Book 8274, Pages 619 & 624, and Instrument No. 20160811-0083768, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 704 Keeton Ct, Old Hickory, TN 37138.

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 in 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.

Mark A Capers Date: 4/16/25

Mark A Capers

Chevelle A. Capers Date: 4/16/25

Chevelle A Capers

STATE OF TN

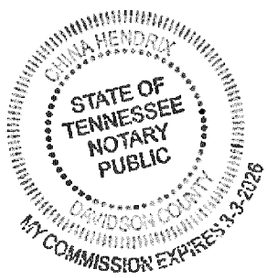
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mark A Capers and Chevelle A Capers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4-16-25 (date of document)

Regina Sullo
Affiant Signature

Apr. 17, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 17 day of Apr. 1, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

