Karen Johnson Davidson County
Batch# 1262747 DEEDWARR
04/21/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20250421-0030268

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/17/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.19.2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 2109-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Austin Kappes and Jaclyn Savidakis	Union Home Mortgage Corp	044-14-0I-001.00-CO
280 Martingale Drive	8241 Dow Circle W	
Nashville, TN 37138	Strongsville, OH 44136	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Capital Development Partners LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Kappes and Jaclyn Savidakis, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. A on the Plan of 280 Martingale Drive, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 280 Martingale Drive, a Horizontal Property Regime with Private Elements, at Instrument No. 20230519-0037793, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Margaret A. Purcell and husband, Jess J. Purcell by Warranty Deed from Kyle D. Woolf of record in Instrument No. 20081125-0115550, Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on November 25, 2008.

Being a portion of the same property conveyed to Margaret A. Purcell and John D. Purcell by Quitclaim Deed from Margaret A. Purcell and husband, Jess J. Purcell of record in Instrument No. 20180529-0050902, Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 29, 2018.

Being a portion of the same property conveyed to Margaret A. Purcell, un-married, by Quitclaim Deed from John D. Purcell, un-married, of record in Instrument No. 20220111-0003417, Register's Office for Davidson County, Tennessee, dated January 04, 2022 and recorded on January 11, 2022.

Being a portion of the same property conveyed to Capital Development Partners, LLC by Warranty Deed from Margaret A. Purcell, un-married of record in Instrument No. 20230118-0003944 Register's Office for Davidson County, Tennessee, dated January 11, 2023 and recorded on January 18, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 280 Martingale Drive Unit A Nashville, 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 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.

Witness my hand on April 17, 2025.

CAPITAL DEVELOPMENT PARTNERS, LLC

Mark Locher, Member

ON THE HORIZON HOMES, LLC, Member

By: David Morgan

Its: Sole Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark Locher**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Capital Development Partners, LLC, a Tennessee Limited Liability the within named bargainor, a Tennessee limited liability company, and that Mark Locher, in said capacity, executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Morgan**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of On The Horizon Homes, LLC, a Nevada limited liability company, as a Member of Capital Development Partners, LLC, a Tennessee Limited Liability the within named bargainor, a Tennessee limited liability company, and that David Morgan, in said capacity, executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2109-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17. 2025.

Affiant Signature

21st day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028