THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350161** Karen Johnson Davidson County Batch # 1274144 **DEEDWARR** 05/16/2025 12 50.37 PM 2 pgs Fees $13 00 Taxes $4,791 50 20250516-0038767	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,295,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2025. DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028 Notary Public My Commission Expires: 05/08/28

WARRANTY DEED

Address New Owner: Charles Cape and Sharon Cape 62 Revere Park Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0C 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin Pike Holdings, LLC, a Nevada limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Cape and Sharon Cape, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 62 on the plan of REVISION NO. 2 SUGARTREE, PHASE NO. 2, of record in Plat Book 4860, Pages 79 and 80, Register's Office for Davidson County, to which Plan reference is made for a complete description.

Being the same property conveyed to Franklin Pike Holdings, LLC, a Nevada Limited Liability Company, by Warranty Deed from John Bearden, Co -Trustee of the Walter S. Bearden Revocable Trust dated May 02, 2018, of record in Instrument No. 20191008-0102815, in the Register's Office of Davidson County, Tennessee, dated October 07, 2019 and recorded on October 08, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION NO. 2 SUGARTREE, PHASE NO. 2, as recorded in Plat Book 4860, Page(s) 79-80 as amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SUGARTREE PHASE #2, as recorded in Plat Book 4860, Page(s) 56 and 57.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUGARTREE PHASE #2, as recorded in Plat Book 4675, Page(s) 161 and 162.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157 and as amened in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, Book 11758, Page 466 and Instrument No. 20170522-0050870.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

Charter for Sugartree Homeowners Association Inc recorded as Book 5636, Page 525; Book 5683, Page 667; Book 5683, Page 670; Book 5365, Page 903 and Book 5639, Page 45.

Common Open Space Deed recorded as Book 5683, Page 675.

This is improved property located at: 62 Revere Park, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2025.

FRANKLIN PIKE HOLDINGS, LLC.

By: _____ Manager
Matthew Denmark, Manager of Park Mitchell Management,
Manager of Franklin Pike Holdings, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Denmark, Manager of Park Mitchell Management, Manager of Franklin Pike Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2025.

_____
Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-CD-25-62