Karen Johnson Davidson County
Batch # 1276016 DEEDWARR
05/21/2025 10 35 14 AM 3 pgs
Fees $18 00 Taxes $2,405 00
20250521-0039970

Name and Address of New Owner:
Falcon Rivera, III and Nathan Tyler Henris
6720 Duquaine Court
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 115 09 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MasterCap RE, LLC, a Florida Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Falcon Rivera, III and Nathan Tyler Henris, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 168 on the Plan of Section Eight, West Meade Estates, of record in Plat Book 3700, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to MasterCap RE, LLC by Warranty Deed dated December 8, 2023 from Bradford T. Peterson and Spenser R. Peterson, as Trustees of the Bradford and Spenser Peterson Living Trust dated June 28, 2023, recorded January 31, 2024, in Instrument Number 20240131-0006765, in the Official Records of Davidson County, Tennessee.

Further being the same property conveyed to Bradford Peterson, a single person from William Hunt and Leslie Hunt, husband and wife, by Warranty Deed dated 09/30/2015 and recorded 10/08/2015 in Instrument No. 20151008-0102601, Register's Office for Davidson County, Tennessee. Bradford Peterson, a single person, conveyed his interest in subject property to Bradford Peterson and Spenser Peterson, husband and wife, by Quitclaim Deed, dated July 12, 2019, and recorded on July 15, 2019, Instrument No. 20190715-0068632, Register's Office for Davidson County, Tennessee. Bradford Peterson and Spenser Peterson, husband and wife, conveyed their interest in subject property to Bradford T. Peterson and Spenser R. Peterson, as Trustees of the Bradford and Spenser Peterson Living Trust dated June 28, 2023, by Quitclaim Deed, dated December 8, 2023, and recorded on January 31, 2024, of record in Instrument No. 20240131-0006765, Register's Office for Davidson County, Tennessee.

This property is known as **6720 Duquaine Court, Nashville, TN 37205**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of May, 2025.

MasterCap RE, LLC, a Florida Limited Liability Company

By: _____ (SEAL)
Michael S. Hilf, Manager

STATE OF Florida
COUNTY OF Palm Beach

Before me, Seth Huberm of the state and county mentioned, personally appeared Michael S. Hilf, Manager of MasterCap RE, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager and Manager of MasterCap RE, LLC, the within named bargainor, a Limited Liability Company, and that such Michael S. Hilf, Manager of MasterCap RE, LLC as such Manager and Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager and Manager.

Witness my hand and seal, at office in Boca Raton, this 6 day of May, 2025.

_____
Notary Signature

Printed Name: _____

Notary Public State of Florida
Seth Huberman
My Commission HH 607572
Expires 12/12/2028

My commission expires: _____

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of May, 2025.

MasterCap RE, LLC, a Florida Limited Liability Company

By: _____ (SEAL)
Chad Sokoloff, Manager

STATE OF Florida
COUNTY OF Palm Beach

Before me, Seth Huberman of the state and county mentioned, personally appeared Chad Sokoloff, Manager of MasterCap RE, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager and Manager of MasterCap RE, LLC, the within named bargainor, a Limited Liability Company, and that such Chad Sokoloff, Managers of MasterCap RE, LLC as such Manager and Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager and Manager.

Witness my hand and seal, at office in Boca Raton, FL, this 6 day of May, 2025.

Notary Signature

Notary Public State of Florida
Seth Huberman
My Commission HH 607572
Expires 12/12/2028

Printed Name:

My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 15th day of May, 2025.

Notary Signature
My commission expires: 6-14-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY