Karen Johnson Davidson County
Batch# 1280036 DEEDWARR
05/30/2025 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20250530-0042840

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38671	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Curtis Capeling & Tanya Capeling 1006 Acklen Avenue Nashville, TN 37203	Curtis and Tanya Capeling 1004 Acklen Avenue Nashville, TN 37203	Map and Parcel No.: 10509032300

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, Willie J. Strain, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Curtis Capeling and Tanya Capeling, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1006 Acklen Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Judy Strain, spouse of Willie J. Strain, joins in the execution of this instrument to convey any interest she may have in the property.

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 the 30th day of May, 2025.

Willie J. Strain

Judy Strain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Willie J. Strain and Judy Strain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2025.

Notary Public

My Commission Expires: 3/8/28

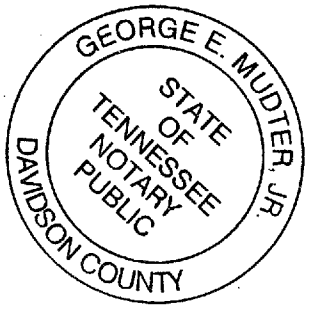


EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 40.87 feet of Lot No. 4, on the Plan of Harris and Eve's Lot No. 19 Subdivision, of Jones & Dudley's Addition to Waverly Place, of record in Book 332, page 114, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 40.87 feet on the northerly side of Acklen Avenue (formerly Prospect Avenue) and extends back 150 feet between parallel lines to an alley in the rear.

Being the same property conveyed to Willie J. Strain, unmarried and Sara S. Simmons, mother, unmarried, by deed dated September 21, 1995 from Helen McKinley and Rochelle Y. Grigsby, both unmarried, of record in Book 9803, page 595, Register's Office for Davidson County, Tennessee. Sara S. Simmons died intestate on March 20, 2004 leaving Willie James Strain, being one and the same as Willie J. Strain as her sole surviving heir at law. See Small Estate Affidavit filed in Case No. 04P-565, Seventh Circuit Court for Davidson County, Tennessee. (Probate Division)

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 114, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/30/25 (date of document).

Affiant Signature

5/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

