STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. 25-23502C

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1285207 DEEDWARR
06/17/2025 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20250617-0047456

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Lynn Capley and Theressa Michelle Capley (NAME)	NEW OWNER (NAME)	050-04-0-016
3565 Dickerson Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William D. Willcutts, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Lynn Capley and Theressa Michelle Capley, husband and wife,** 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:

Being Lot No. 54 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Said Lot 54 front 104.15 feet on the easterly side of Dickerson Pike and runs back between lines 272.7 feet on the southerly line and 197.55 feet on the northerly line, along the southerly margin of Due West Avenue, to the west line of Lot 55, measuring 60.98 feet thereon.

an unrecorded survey by Geo W. Watkins, Surveyor, dated July 18, 1951, shows the east line of the land hereinafter described, and a bridge at the southeast corner of the lot, to be a joint driveway and for the joint use of this lot and of Lots 53 and 55.

Being the same property conveyed to H.D. Willcutts, Jr. and wife, Zola Abner Willcutts, by Warranty Deed from Ernest E. Page and wife, Enid Yeiser Page, dated November 17, 1954, of record in Book 2333, Page 543, Register's Office for Davidson County, Tennessee. The said H.D. Willcutts, Jr., also known as Harrison D. Willcutts, Jr. having since died on February 22, 1967, thereby vesting Zola Abner Willcutts as the surviving tenant by the entirety.

The said Zola Abner Willcutts, also known as Zola Willcutts Baily, having since died testate on November 10, 2012. Pursuant to The Last Will and Testament of Zola Willcutts Bailey was admitted to probate under Docket No. 13P-120, in the Seventh Circuit Clerks Office for Davidson County, Tennessee, subject property was devised to William D. Willcutts and Constance J. Dever.

Being further conveyed to Nine Marks, LLC, by Executor's QuitClaim Deed from William D. Willcutts, Executor, dated February 17, 2013, and recorded on February 25, 2013, of record in Instrument No. 20130225-0018593, Register's Office for Davidson County, Tennessee.

Being further conveyed to William D. Willcutts and Constance J. Dever by QuitClaim Deed from Nine Marks, LLC, a Colorado Limited Liability Company, dated December 18, 2014, and recorded on December 23, 2014, of record in Instrument No. 20141223-0117510, Register's Office for Davidson County, Tennessee;

Being further conveyed to William D. Willcutts by QuitClaim Deed from Constance J. Dever, dated December 19, 2014, and recorded on December 23, 2014, of record in Instrument No. 20141223-0117511, Register's Office for Davidson County, Tennessee.

This is not the marital residence of the grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3565 Dickerson Pike, Nashville, TN 37207.

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 is 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. Whenever 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/our hand(s) this 11th day of June, 2025. Effective date of Deed is June 13, 2025.

William D. Willcutts

STATE OF Colorado
COUNTY OF Weld

On this 11th day of June, 2025, before me personally appeared William D. Willcutts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2025.

Notary Signature
My commission expires:
September 10, 2025

KATHERINE DONEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084028915
MY COMMISSION EXPIRES SEPTEMBER 10, 2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/11/25 (date of document).

Affiant Signature

6/11/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 11th day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202506170047456