Karen Johnson Davidson County
Batch# 1287263 DEEDWARR
06/20/2025 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250620-0048186

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38696-05-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2025. Notary Public My Commission Expires: 7-7-2027

EDWIN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Katia S. Capprelli 6412 A Premier Drive Nashville, TN 37209	Katia S. Capprelli 6412 A Premier Drive Nashville, TN 37209	Map and Parcel No.: 090164B00100CO

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, **Patrick J. Weaver and Abbie Lynn Weaver, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Katia S. Capprelli, unmarried** ("Grantee"), her 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 6412 A Premier Drive, Nashville, TN 37209.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 16th day of June, 2025.

Patrick J. Weaver

Abbie Lynn Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick J. Weaver and Abbie Lynn Weaver, 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 16th day of June, 2025.

Notary Public

My Commission Expires:

7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenance interest in the common elements of The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for The Homes at 6412 Premier Drive, Horizontal Property Regime with Private Elements, at Instrument No. 20220617-0069521, 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 the same property conveyed to Patrick J. Weaver and Abbie Lynn Weaver, husband and wife, by deed dated July 26, 2023 from MCH Construction of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230801-0059368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 090164B00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Homes At 6412 Premier Drive, of record in Instrument No. 20220617-0069521, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Restrictive Covenants contained in an instrument of record in Book 3160, Page 586, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2900, Page 128, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record as Instrument No. 20220617-0069521, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for SCMs for Regulated Residential infill of record in Instrument No. 20230517-0037076, 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 June 16th, 2025 (date of document).

Affiant Signature

6/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027