Karen Johnson Davidson County
Batch# 1293657 DEEDWARR
07/03/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,378.03
20250703-0052622

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 25065116**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,183,250.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2025. Notary Public My Commission Expires: 11-2-26

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE J CARLA IKARD

WARRANTY DEED

Address New Owner: Allison Caplinger and Garrett Foley 5540 Knob Road Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 06 0F 002.00

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, **Jennifer G. Taylor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Caplinger and Garrett Foley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5538 Knob Road Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5538 Knob Road Cottages, Horizontal Property Regime with Private Elements, of record in Instrument No. 20160928-0102159, in the Register's Office for Davidson County, Tennessee and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jennifer G. Taylor, by Quitclaim Deed from David M. Taylor, of record in Instrument No. 20230118-0004006, in the Register's Office of Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

Being the same property conveyed to David M. Taylor and Jennifer G. Taylor, husband and wife, by Warranty Deed from Omar Assi and Suha Assi, husband and wife, of record in Instrument No. 20210615-0080368, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021. See Final Decree of Divorce in Case No. 22D-354, Davidson County, Tennessee at Nashville, Fourth Circuit Court.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Court, as recorded in Plat Book 1424, Page(s) 145.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160928-0102159.

Easement recorded in Book 5238, Page 555 as terminated in Instrument No. 20180806-0077194 and Book 5252, Page 764 as terminated in Instrument No. 20180806-0077193.

This is improved property located at 5540 Knob Road Nashville, TN 37209.

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 30th day of June, 2025.

Jennifer G. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

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STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/30/2025 (date of document).

Karla I Kard
Affiant Signature

07/03/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

