Karen Johnson
Batch # 1304997
08/01/2025 11 13 42 AM
Fees $13 00 Taxes $6,993 00

Davidson County
DEEDWARR
2 pgs

20250801-0061114

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 100
[illegible]

Warranty Deed

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,890,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2025

Notary Public

My commission expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Louis Caputo Courtney Caputo	NEW OWNER	118-09-0Q-001 00-CO
1014 B Noelton Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **6453 PENROSE DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUIS CAPUTO AND COURTNEY CAPUTO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit "B" on the Plan of 1014 Noelton Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions in instrument of record in Instrument No. 20181212-0120923, amended in Instrument No. 202000305-0024711, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to 6453 Penrose Drive, LLC, a Tennessee limited liability company by Warranty Deed from Todd C. Alexander and Kristi S. Alexander, husband and wife of record in Instrument No. 20211102-0146786 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on November 02, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1014 B Noelton Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2025.

6453 Penrose Drive, LLC, a Tennessee Limited Liability Company

By: Thomas J. Gingerich
Thomas J. Gingerich, Manager

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas J. Gingerich, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of 6453 Penrose Drive, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2025.

Sylvia Ann Hudson
Notary Public

My Commission Expires: 10/7/2027

SYLVIA ANN HUDSON
Notary ID #132200562
My Commission Expires
October 7, 2027

SYLVIA ANN HUDSON
Notary ID #132200562
My Commission Expires
October 7, 2027