Karen Johnson Davidson County
Batch # 1310009 DEEDWARR
08/14/2025 08:21:52 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20250814-0064648

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2025.

Stephanie Woodall
Notary Public
MY COMMISSION EXPIRES:
File No. G25-23820

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sylvia Giannitrapani and Willis Bryan Owings, Jr.	Same as New Owner's	042-16-0-149.00
(NAME)	(NAME)	
P.O. Box 68318		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206		
(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, **Kevin Capps and Steven Capps, Devisees under the Last Will and Testament of Mary Rose Capps, Steven Capps, Executor of The Estate of Mary Rose Capps, and Steven Capps and Kevin Capps, Co-Conservators for Roger Capps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia Giannitrapani and Willis Bryan Owings, Jr., Wife and Husband** 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:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Blair Heights, Section Six, as of record in Book 2331, Page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 63 fronts 105 feet on the easterly side of Gibson Drive, and runs back 292.49 feet on the northerly line and 289.25 feet on the southerly line to a dead line in the rear measuring 105.05 feet thereon.

Being the same property conveyed to Rufus S. Capps and wife Mary Rose Capps by Warranty Deed from Vertner Hyatt Harben and wife Evelyn G. Harben of record in Book 3031, page 93, Register's Office for Davidson County, Tennessee, dated February 26, 1960 and recorded on March 2, 1960.

Rufus S. Capps having died on January 15, 2024 leaving Mary S. Capps as surviving tenant by the entirety.

Mary Rose Capps having died on March 18, 2025. Her interest in the subject property vested at her death in Steven Keith Capps and Kevin Darrell Capps as Devisees under the duly probated Last Will and Testament of Mary Rose Capps filed in Docket No. 25P1200 Davidson County Circuit Court Clerks Office.

Steven Keith Capps and Kevin Darrell Capps hereby additionally join in this conveyance in their capacities as co-conservators for their Brother Roger Dale Capps in order to convey any and all potential interest he may have received in the property under the above referenced Last Will and Testament. Conservatorship for Roger Dale Capps having been established in Docket No. 23P2380, Davidson County, Tennessee.

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 607 Gibson Dr., Madison, TN 37115.

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 12th day of August, 2025.

Kevin Capps and Steven Capps, Devisees under the Last Will and Testament of Mary Rose Capps

By: _____
Kevin Capps, Devisee

By: _____
Steven Capps, Devisee

_____
Kevin Capps

_____
Steven Capps

The Estate of Mary Rose Capps

By: _____
Steven Capps, Executor

Conservatorship for Roger Capps

By: _____
Kevin Capps, Co-Conservator

By: _____
Steven Capps, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Kevin Capps and Steven Capps, individually and as Devisees under the Last Will and Testament of Mary Rose Capps, 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 12th day of August, 2025.

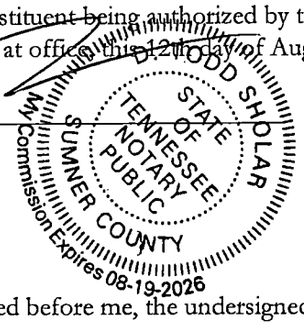
TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-19-2026

_____
Notary Signature
My commission expires: 08-19-2026

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven Capps, Executor of The Estate of Mary Rose Capps, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2025.

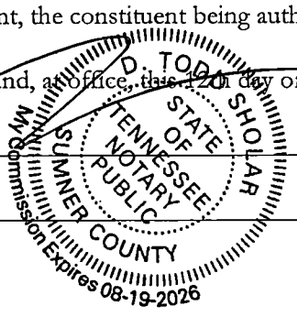


Notary Public My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kevin Capps and Steven Capps, Co-Conservators for Roger Caps, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Conservators of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2025.



Notary Public My Commission Expires:

PREPARED BY ~~AND RETURN TO:~~

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-25-607