THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,814,255.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09

Karen Johnson
Batch # 1415545
05/05/2026 09:30:05 AM
Fees: $18.00 Taxes: $6,701.64
Davidson County
DEEDWARR
3 pgs
20260505-0040041

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela Dubois and James T. Dubois 4415 Curtiswood Circle Nashville TN 37204	New Owner	Tax Parcel ID No. 132-10-0-021.00

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, **Louis F. Caputo and Courtney Caputo, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Pamela Dubois and James T. Dubois, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Curtiswood Estates, of record in Plat Book 2331, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LOUIS F. CAPUTO AND ABIGAIL H. CAPUTO, by deed from WILLIAM B. HORTON, TRUSTEE OF THE KATHRYN B. HORTON RESIDUARY TRUST, of record in Instrument No. 20140220-0014550, dated February 14, 2014, said Register's Office.

In accordance with the terms and conditions of the Final Decree of Divorce, ABIGAIL H. CAPUTO conveyed to LOUIS F. CAPUTO by quitclaim deed of record in Instrument No. 20210701-0089519, dated June 8, 2021, said Register's Office.

LOUIS F. CAPUTO conveyed to LOUIS F. CAPUTO AND COURTNEY CAPUTO, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20240930-0075272, dated September 27, 2024, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 132-10-0-021.00.

Matters shown on the Plan of record in Plat Book 2331, page 40, said Register's Office.
Covenants contained in instrument of record in Book 2440, page 65 and in Book 2440, page 231, said Register's Office.

This is improved property located at 4415 Curtiswood Circle Nashville TN 37204

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 1st day of May, 2026.

Louis F. Caputo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of May, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2026.

Courtney Caputo

STATE OF District of Columbia

COUNTY OF City of Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Caputo, 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 1st day of May, 2026.

Notary Public

ROSA M. GREEN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 2029

My Commission Expires: _____

