Karen Johnson Davidson County
Batch# 1477177 DEEDWARR
09/24/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20260924-0088693

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2026.

Notary Public
My commission expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JN-Solurealty 5, LLC	Same as new owner	**136030B00900CO**
3380 Priest Lake Dr.		
Apt. 54 Nashville, TN 37217		

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 HEREBY ACKNOWLEDGE, WE,

Jacob Murrell, Trustee of The Capps Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JN-Solurealty 5, LLC

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:

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 54, Building No. 22 and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Erin Dias, Trustee of The Capps Family Trust, by Quitclaim Deed from Shauna M Capps, a single person, dated April 16, 2026, of record in Instrument No. 20260515-0043991, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3880 Priest Lake Dr, Unit 54, Nashville, TN 37217.

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

Date: 9/15/2026

Jacob Murrell, Trustee of The Capps Family Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jacob Murrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE of The Capps Family Trust and that he is authorized by The Capps Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9115126 (date of document).

Jennifer Pennell

9124126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9124, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal