Karen Johnson Davidson County
Batch# 473580 DEEDWARR
09/10/2020 02:55:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20200910-0103429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2020.

_____
Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-6746-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Homeofcapital, LLC, a Tennessee limited liability company	SAME	11913025000
(NAME)	(NAME)	
2818 Bransford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LORI SULLIVAN AND JASON SULLIVAN AND LONNIE PETTY, JR. AND DAVID PETTY AND KEVIN PETTY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 part of a tract marked "Reserved" at line at the rear of Lots 32, 31 and a portion of 30 on the Map of H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee. Said part of Lot marked "Reserved" fronts 72 feet on the Northerly margin of McIver and extends back 167 feet (more or less) on the Easterly line and 168 feet (more or less) on the Westerly line to a line in the rear measuring 86 feet (more or less) thereon.

Being the same property conveyed to Lori Sullivan, Jason Sullivan, Lonnie Petty, Jr., David Petty and Kevin Petty by Warranty Deed from Carey B. Harden and wife, Mary Kaye Harden recorded 12/9/2019 in Instrument No. 20191209-0127021, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 524 McIver Street, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 27 day of August 2020.

Lori Sullivan

Lori Sullivan

Jason Sullivan

Jason Sullivan

Lonnie Petty Jr

Lonnie Petty, Jr.

David Petty

David Petty

Kevin Petty

Kevin Petty

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27 day of August 2020, before me personally appeared **Lori Sullivan and Jason Sullivan and Lonnie Petty, Jr. and David Petty and Kevin Petty** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of August 2020

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24