Karen Johnson Davidson County
Batch# 503073 DEEDWARR
10/29/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201029-0125670

MELANIE SHEREE STOCKS

TO: *WARRANTY DEED*

HOMEOFCAPITAL, LLC.,
A Tennessee Limited Liability Company

THIS WARRANTY DEED OF REALTY, executed as of the 20th day of October, 2020, by Grantor, **MELANIE SHEREE STOCKS, an unmarried person,** to Grantee, **HOMEOFCAPITAL, LLC., a Tennessee Limited Liability Company,** Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee to have and to hold to it, and to its successors and assigns forever, certain realty situated in the Sixteenth (16th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> BEING Lot No. 53, on the Plan of H. G. McNabb Subdivision, of record in Plat Book 1130 Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Melanie Sheree Stocks from Melanie Sheree Stocks, Personal Representative of The Estate of Edward Russell Horn, by Executor's Quitclaim Deed dated May 7, 2019, recorded May 7, 2019 at 2:42 P.M., and appearing of record in Instrument Number 20190507-0042782, Register's office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantor paid; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to all matters as shown on the plan of record appearing in Book 1130, Page 64, and all restrictions of record, if any, that appear in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Melanie Sheree Stocks

MELANIE SHEREE STOCKS Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MELANIE SHEREE STOCKS,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of October, 2020

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

HomeofCapital, LLC.
2818 Branstord Ave
Nashville, TN 37204

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
3211 Louise Drive
Nashville, TN, 37211

Map and Parcel No.
133-01-0-035.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$275,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY ANDREW H. MALONEY

Subscribed and sworn to before me this the **20th day of October, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/1/22

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

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

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: 12/26/24