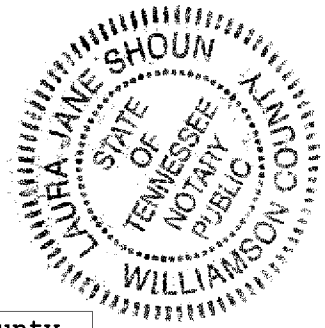


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of November, 2020.

NOTARY PUBLIC

My commission expires: 12/20/22

Karen Johnson Davidson County
Batch# 534634 DEEDWARR
12/15/2020 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201215-0147756

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Homeofcapital, LLC (NAME)	Same (NAME)	120 13.00 25.00
504 Vinson Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37217		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karen G. Bass, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Homeofcapital, LLC , a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in the Second Civil District of Davidson County, Tennessee being Lot No. 25 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages I09 and 110, Register's Office for said County.

Said Lot No. 25, is situated at the northwest corner of Cornet Drive and Vinson Drive, fronting 157 feet on Cornet Drive and 198 feet on Vinson Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot runs back 182.1 feet on the northerly side and 223.5 feet on the westerly side.

Being the same property conveyed to Robert Jennings Bass and wife, Ila Mae Bass and Karen G. Bass, as joint tenants with right of survivorship, by deed from Elizabeth M. Wilson, Trustee, dated September 11, 1997 of record in Book10608, Page 322, Register's Office for Davidson County, Tennessee. Robert Jennings Bass having since died on or about July 3, 2014, and Ila Mae Bass having since died on or about October 5, 2020, both leaving Karen G. Bass their surviving tenant.

This property is __unimproved _X_improved property known as: 504 Vinson Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of November, 2020.

Karen G. Bass

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen G. Bass, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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: 2/26/24