Karen Johnson Davidson County
Batch# 613210 DEEDWARR
04/13/2021 08:59:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20210413-0048807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2021.

Notary Public

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

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TN-2021-9010-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mario Murillo Ministries	Same	106-14-0-123.00
(NAME)	(NAME)	
PO Box 7000		
(ADDRESS)	(ADDRESS)	
Reno NV 89520		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Fifty Thousand And No/100 Dollars ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIO MURILLO MINISTRIES, A CALIFORNIA NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center of Lyle Lane at the common corner of the property conveyed to J.F. Heath, Sr. and wife Alice Bell Heath, by deed from J.R. Newton, and wife, of record in Book 1323, page 39 of the Register's Office of Davidson County, Tennessee, and the property conveyed to James Elbert Coleman, and wife by deed of record in Book 1302, Page 42, said Register's Office; thence in a southerly direction along Coleman's east line 252 feet to a point in said line; thence in a easterly direction and

parallel with the center of said Lyle Lane 60 feet to a point; thence in a northerly direction 225 feet, more or less, to a point in the center of Lyle Lane and 50 feet east of the point of beginning; thence in a westerly direction along the center of Lyle Lane to the point of beginning.

Being the same property conveyed to Allcustomhome, LLC a Tennessee limited liability company, by Warranty Deed from Miriam S. Garcia, an unmarried woman, dated March 2, 2020 and recorded March 11, 2020 as Instrument Number 20200311-0027305 said Register's Office for Davidson County, Tennessee. Further conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Quitclaim Deed from Allcustomhome, LLC a Tennessee limited liability company, of record in Instrument Number 20210205-0017255, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 101 Lyle Lane, Nashville, TN 37210
(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 12 day of April, 2021.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh
Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 12 day of April, 2021, before me, appeared **Akram Rozh**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Homeofcapital, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Akram Rozh**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 8/1/22

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: 6/30/24