Karen Johnson Davidson County
Batch# 620464 DEEDWARR
04/22/2021 09:05:29 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20210422-0053830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

Subscribed and sworn to before me this 20TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Capital, LLC, a Tennessee limited liability company	New Owner (NAME)	09206019800
P.O. Box 331314	P.O. Box 331314 (ADDRESS)	092060L00100CO & L00200CO
~~2730 and 2732 Herman Street~~ Murfreesboro (ADDRESS) ~~Nashville, TN 37208~~ TN 37133	Murfreesboro TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles L. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Home Capital, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Units 2730A and 2730B, as established in Declaration of Covenants, Conditions and Restrictions for Herman Estates, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200818-0092732, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles L. Davis by Warranty deed from Carlos Savon Jones and wife, Mary Cecilia Jones of record in Instrument No. 20020426-0051834 Register's Office for Davidson County, Tennessee, dated April 22, 2002 and recorded on April 26, 2002.

Being the same property conveyed to TEAM 7 Asset Management, LLC by Quitclaim deed from Charles L. Davis of record in Instrument No. 20140724-0065833 Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on July 24, 2014.

Being the same property conveyed to Charles L. Davis by Quitclaim deed from TEAM 7 Asset Management, LLC of record in Instrument No. 20190513-0044943 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2730 and 2732 Herman Street, Nashville, TN 37208
(House Number) (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 my/our hand(s) this 20th day of April, 2021.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

EXHIBIT A

WARRANTY DEED
(Continued)

Charles L Davis

Charles L. Davis

STATE OF CA
COUNTY OF Ventura

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

Witness my hand and official seal this the 20 day of April, 2021.

Notary Public

My Commission Expires: 5-21-22

(SEAL)

MARTHA MURILLO
Notary Public - California
Ventura County
Commission # 2243731
My Comm. Expires May 24, 2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072