Karen Johnson Davidson County
Batch# 629249 DEEDWARR
05/05/2021 11:58:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20210505-0060277

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 30th 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, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2020-5220-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Homeofcapital, LLC	SAME	11811005700
(NAME)	(NAME)	
2818 Bransford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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, WE, **DONALD L. MALONEY AND HARRIETTE K. MALONEY, HUSBAND AND WIFE,** 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 SUCCESSORS 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 Lot No. 8, Block "D", as shown on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee. Said Lot No. 8 fronts 73.0 feet on the Easterly margin of Bransford Avenue and extends back between parallel lines 131.8 feet to a dead line in the rear measuring 73.0 feet thereon.

Being the same property convey to Donald L. Maloney and wife, Harriette K. Maloney by deed from Kenneth Thomas Mitchell and Robert Hewitt Mitchell, Individually and as Executor for the Estate of Helen G. Mitchell, deceased of record in Book 6801, Page 370, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2818 Bransford Avenue, Nashville, TN 37204
(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 heirs 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 3 day of May, 2021.

Donald L. Maloney
BY: David M. Maloney, AIF
David M. Maloney, Attorney-in-fact

Harriette K. Maloney
BY: David M. Maloney, AIF
David M. Maloney, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **DAVID M. MALONEY**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **DONALD L. MALONEY AND HARRIETTE K. MALONEY**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **DONALD L. MALONEY AND HARRIETTE K. MALONEY**, the bargainor(s), by the said **DAVID M. MALONEY**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW M. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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