WARRANTY DEED

Karen Johnson Davidson County
Batch# 662228 DEEDWARR
06/22/2021 02:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210622-0084282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/20

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeofcapital, LLC	HomeofCapital, LLC	
(NAME)	(NAME)	
604 Glenpark Dr	2818 Bransford Ave	120 09 0 097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THEODORE CLARK JR AND MOLLIE K. CLARK, 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 HEIRS 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. 5A-61 on the Plan of GLENGARRY PARK SECTION "FIVE-A", of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theodore Clark, Jr. and wife Mollie K. Clark, by Warranty Deed from Mary Kathryn Royle, et vir, Scott John Royle, of record in Book 8351, Page 851, in the Register's Office of Davidson County, Tennessee, dated May 10, 1991 and recorded on May 15, 1991.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 604 Glenpark Dr, Nashville, TN 37217 (unimproved)

(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 hand this 21st day of June, 2021

THEODORE CLARK JR

MOLLIE K. CLARK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore Clark Jr and Mollie K. Clark, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2021.

Commission expires:

Notary Public

KEVIN B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

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 NOTARY PUBLIC STATE OF TENNESSEE 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