Karen Johnson Davidson County
Batch# 668929 DEEDWARR
06/30/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20210630-0088831

WARRANTY DEED

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

File No. AT-21-923

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Capital, LLC	Home Capital LLC	
(NAME)	(NAME)	
302 Dupont Avenue	PO Box 331314	043-09-0-229.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Murfreesboro TN 37133	
(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, I/we, **Treehouse Property Group, LLC, a Tennessee Limited Liability Company and Southeast Solutions, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Capital, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 the westerly half of Lot no. 41 of Block "B" on the plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adry Tawfik and Rania Khalil, husband and wife by Warranty deed from Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20040831-0105465 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on August 31, 2004.

Being the same property conveyed to Treehouse Property Group, LLC and Southeast Solutions, LLC by Warranty deed from Rania Khalil and Adry Tawfik, wife and husband of record in Instrument No. 20210521-0069552 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 21, 2021.

Being also known as 302 Dupont Avenue Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 28th day of June, 2021.

Treehouse Property Group, LLC, a Tennessee Limited Liability Company

By:_____
Joshua L. Hunter, Authorized Agent

Southeast Solutions, LLC, a Tennessee Limited Liability Company

By:_____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary Public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Treehouse Property Group, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand, at office, this 28th day of June, 2021.

_____
Notary Signature
My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary Public of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Southeast Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand, at office, this 28th day of June, 2021.

_____
Notary Signature
My commission expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/29/21.

Affiant Signature

06/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 06/29/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON