WARRANTY DEED

Karen Johnson Davidson County
Batch# 671130 DEEDWARR
07/06/2021 11:50:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210706-0090676

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 8/11/22

(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homeofcapital LLC, a Tennessee limited liability company	Same	11906001700
(NAME) 97 Elberta	(NAME) 2818 Bransford Avenue	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Tippit, Daniel Wayne Little, and Mitzi Furkins,** 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. 140 on the map of the subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6 in the Cumberland Nurseries of record in Plat Book 332, page 148, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joyce T. Harrelson and Michael A. Tippit, unmarried persons, by deed from Barbara L. Savage and Leslie A. Miller and Vivian Ann Holder and Linda Lee Johnson, unmarried persons, of record in Book 8198, page 984, and further conveyed to Joyce T. Harrelson by deed form Michael A. Tippit of record in Book 11363, page 213. Joyce T. Harrelson a/k/a Joyce Tippit Harrelson having died and under Article II of the Last Will and Testament of Joyce Tippit Harrelson, deceased, of record in Probate File Number 21P940, Probate Court Clerk's Office for Davidson County Tennessee, and recorded in Instrument Number 20210628-0086917, Register of Deeds Office for Davidson County, Tennessee, devised property to Michael Tippit, Daniel Little and Mitzi Furkins.

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

unimproved ☐

This is improved ☑ property, known as 97 Elberta, Nashville, TN 37210

(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 hands this 30th day of June, 2021.

Michael Tippit

Daniel Wayne Little

Mitzi Furkins

State of Tennessee
County of Davidson

Personally appeared before me Michael Tippit, Daniel Wayne Little, and Mitzi Furkins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2021.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 15476

I, Andy Maloney, 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 6/30/2021 (date of document).

Affiant Signature
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY