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

BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch# 671874 **DEEDWARR** 07/07/2021 10:35 54 AM 2 pgs Fees: $13.00 Taxes: $954.60 20210707-0091120	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $258,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2021. Notary Public My commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Home Capital, LLC	New Owner(s)	092-10-0-095.00
2430 Thames Valley Way		
Bowling Green, KY 42101		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHEVENE DUNCAN HERRING, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/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. 52 on the Plan of T.M. Steger's Clifton Pike Subdivision of the Barrow Place of record in Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

Said Lot 52 fronts 40 feet on the Northerly side of West Hill Street, formerly Torbett Avenue and extends back between parallel lines 125 feet to an alley.

Being a portion of the property conveyed to Raymond L. Duncan by Warranty deed from Verneda Duncan, widow of record in Book 6789, page 459, Register's Office for Davidson County, Tennessee, dated February 21, 1986 and recorded on February 25, 1986. Being the same property conveyed to George and Chevene Herring by Installment deed from Raymond L. Duncan of record in Book 8870, page 509, Register's Office for Davidson County, Tennessee, dated February 21, 1993 and recorded on February 22, 1993. Being the same property conveyed to Chevene Duncan-Herring by Quitclaim deed from George Herring and Chevene Duncan-Herring of record in Instrument No. 20190515-0045930 Register's Office for Davidson County, Tennessee, dated May 14, 2019 and recorded on May 15, 2019 and Scrivener's Affidavit recorded dated October 19, 2020, in Instrument No. 20201019-0121422.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2808 Torbett Street, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2021.

Chevene Duncan-Herring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chevene Duncan-Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

George E. Herring, spouse of Chevene Duncan-Herring, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

George E. Herring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George E. Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF