Karen Johnson Davidson County
Batch# 674797 DEEDWARR
07/12/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20210712-0093218

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215160

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$359,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of July, 2021.

Notary Public
My Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2023 WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of July, 2021, among:

HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MOSLEH SHAHBEN, MARRIED MAN

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald E. Walthart and wife, Eleanor M. Walthart by Warranty deed from Cherokee Mortgage Corporation, a Tennessee Corporation of record in Book 5059, page 942, Register's Office for Davidson County, Tennessee, dated August 17, 1976 and recorded on August 23, 1976.

Being the same property conveyed to Gerald E. Walthart by Warranty deed from Eleanor M. Walthart of record in Instrument No. 20040319-0031714 Register's Office for Davidson County, Tennessee, dated March 13, 2004 and recorded on March 19, 2004.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Gerald E. Walthart of record in Instrument No. 20200123-0008234 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 23, 2020.

Being the same property conveyed to Graycroft Holdings, LLC , a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200123-0008235 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 23, 2020.

Being the same property conveyed to Adastra Investments, LLC by Warranty deed from Graycroft Holdings, LLC of record in Instrument No. 20200124-0008942 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 24, 2020.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty deed from Adastra Investments, LLC of record in Instrument No. 20210405-0044197 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 05, 2021.

Being also known as 1213 N Graycroft Ave Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Home Capital, LLC, a Tennessee Limited Liability Company

BY: _____
Qintian Wang, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are Member of Home Capital, LLC and as such Member, they are authorized to execute this instrument on its behalf.

Witness my hand and official seal this 7th day of July, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Mosleh Shahben
Address: 1213 N Graycroft Ave
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: ~~Mosleh Shahben~~ Primary Residential
Address: 1480 North 2200 West
City, State, Zip: Salt Lake City, UT 84116

Tax ID: 033-16-0-057.00

Certificate of Authenticity

I, the undersigned, 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 7/7/21.

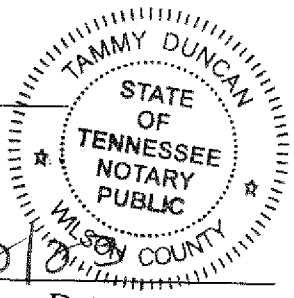
Celia Stewart Rouse
Affiant Signature

7/7/21
Date

State of TN
County of Wilson

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature



My Commission Expires: 4/22/24
Date

Notary's Seal