WARRANTY DEED

Karen Johnson Davidson County
Batch# 730725 DEEDWARR
10/05/2021 03:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20211005-0133985

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-11606-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Homeofcapital, LLC, a Tennessee limited liability company	Same	11913001100
(NAME)	(NAME)	
9108 Barred Owl Drive		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KEVIN R. PETTY**, 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 SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64 on the Map of an addition to and a revision of certain Lots in H.G. McNabb's Subdivision as of record in Book 1130, page 79, Register's Office Davidson County, Tennessee.

Said Lot. No. 64 fronts 75 feet on the West side of Harlin Drive and runs back between lines, 213.1 feet on the North line and 208.8 feet on the South line, to a dead line on which it measures 75.12 feet.

Being the same property conveyed to Lori A. Sullivan and Lonnie Ray Petty, Jr., by Warranty Deed from Gredonna Dolly Holmes, a married woman, of record in Instrument Number 20130430-0042773, Register's Office for Davidson County, Tennessee. Further conveyed to Kevin R. Petty by Quitclaim Deed dated November 29, 2016, from Lori A. Sullivan and Lonnie Ray Petty, Jr., of record in Instrument Number 20161213-0130548, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3007 Harlin Drive, Nashville, TN 37211
(House No.) (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 successors 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 successors 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 our hands this 30 day of September, 2021.

Kevin R. Petty

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of September 2021, before me personally appeared Kevin R. Petty to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of September 2021

Commission Expires: 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 9/30/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY