WARRANTY DEED

Karen Johnson Davidson County
Batch# 790402 DEEDWARR
01/14/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220114-0005806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Haylie Riner	Same as New Owner	
(NAME)	(NAME)	
302 Dupont Avenue	302 Dupont Ave.	043 09 0 229.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(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, WE, **HOME CAPITAL, LLC, A TENNESSEE LIMITED LIIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLIE RINER, UNMARRIED WOMAN,** 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 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 Home Capital, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Treehouse Property Group, LLC, a Tennessee Limited Liability Company and Southeast Solutions, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210630-0088831, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on June 30, 2021.

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, in the Register's Office of Davidson County, Tennessee, dated May 19, 2021 and recorded on May 21, 2021.

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

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 302 Dupont Avenue, Madison, TN 37115

(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 hand this 29 day of December, 2021

HOME CAPITAL, LLC

BY: _____

QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Home Capital, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2021.

Commission expires: D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2022

_____ Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 12/29/2021.

Date

Affiant Signature

01/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025