WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: Karen Johnson Davidson County

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/06/2025 DAVIDSON COUNTY

B-E3-21-2514B

Batch# 793194 **DEEDWARR**
01/19/2022 12:09:51 PM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20220119-0007345

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacy Dischler	**Hometown Lenders, Inc.**	
(NAME)	(NAME)	
2514 B Booker St	**350 The Bridge Street Suites 116, 200, 202**	**092-06-0718.00-000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Huntsville, AL 35806**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E3 CONSTRUCTION BD CAPITAL, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACY DISCHLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 95 on the Plan of Faulconer and Ashcroft's Subdivision of Lots 18 and 19, Boyd Mcnairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded from this conveyance are the Public Right-of-Ways conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument Nos. 20210104-0000961 and 20210104-0000967, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Max Khaxanov, married man by Warranty deed from Michael Tinsley and Harry Tinsley of record in Instrument No. 20150923-0096528 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015.

Being a part of the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company by Quit Claim deed from Max Khaxanov of record in Instrument No. 20180713-0068397 Register's Office for Davidson County, Tennessee, dated December 31, 2017 and recorded on July 13, 2018.

Being a part of the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company by Quit Claim deed from Zvezda 1, LLC, a Tennessee limited liability company of record in Instrument No. 20200821-0094661 Register's Office for Davidson County, Tennessee, dated August 19, 2020 and recorded on August 21, 2020.

Being a part of the same property conveyed to Zvezda 1, LLC, a Tennessee limited liability company by Quit Claim deed from Zvezda 1, LLC, a Tennessee limited liability company of record in Instrument No. 2020102-00122254 Register's Office for Davidson County, Tennessee, dated October 9, 2020 and recorded on October 20, 2020.

Being the same property conveyed to E3 Construction BD Capital LLC by Quit Cliam deed from Zvezda 1, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020569 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 12, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20210104-0000961 and Instrument No. 220210104000967, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2514 B Booker St, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF JANUARY, 2022.

E3 Construction BD Capital, LLC

BY: _____
John H. Eldridge
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of E3 CONSTRUCTION BD CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of January, 2022.

_____
Notary Public
My Commission Expires: 10/2/2025
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212