Karen Johnson Davidson County
Batch# 801103 DEEDWARR
02/07/2022 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220207-0013891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2022.

Notary Public

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

ANDREW M. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TN-2022-12950NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Homeofcapital, LLC, a Tennessee limited liability company	Homeofcapital, LLC, a Tennessee limited liability company	11913015100
(NAME)	(NAME)	
9108 Barred Owl Drive	9108 Barred Owl Drive	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTY OVERSTREET AND JASON SULLIVAN, WIFE AND HUSBAND**, 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:

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. 17 on the Plan of H. G. McNabb Subdivision, of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which references

hereby made for a more complete description.

Being the same property conveyed to Christy Overstreet by Deed dated November 3, 2003, from Shannon Puckett, unmarried, of record in Instrument Number 20031110-0164437, Register's Office for Davidson County, Tennessee.

The said Jason Sullivan joins in this conveyance to convey any and all his interest in said property, particularly any marital interest.

unimproved ☐
This is improved ☒ property, known as 3002 Louise 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 21 day of January 2022.

Christy Overstreet

Jason Sullivan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of January 2022, before me personally appeared **Christy Overstreet and Jason Sullivan**, 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 21 day of January 2022.

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 1/21/2022 (date of document).

Affiant Signature
Date 1/21/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 21 day of January, 2022

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY