BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239651

RETURN TO:
PREMIER ESCROW, LLC
[illegible]TE 300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2022.

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

CHRISTA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 812892 DEEDWARR
03/01/2022 10:42:45 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220301-0023000

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Home Capital LLC P. O. Box 331314 Murfreesboro, TN 37133	New Owner	Tax Parcel ID No. 081 14 0 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph A. Spicer and Juanita M. Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Home Capital LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot (s) 29 and a part of Lot 28, as shown on the map entitled Map of F. T. Holmans' Subdivision of Lots 41-42-43 Boyd McNairy's Plan, of record as Plat Book 161, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 29 and part of Lot 28 front 52 feet on the Northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph A. Spicer and Juanita M. Spicer, husband and wife, by Quit Claim Deed from Joseph Spicer and Juantia Spicer, now known as Juanita M. Spicer, of record in Instrument No. 20170515-0047649, in the Register's Office of Davidson County, Tennessee, dated May 03, 2017 and recorded on May 15, 2017.

Being the same property conveyed to Joseph Spicer and Juantia Spicer, by Warranty Deed from Jean G. Reed, of record in Instrument No. 20110412-0028192, in the Register's Office of Davidson County, Tennessee, dated March 31, 2011 and recorded on April 12, 2011. And Affidavit of Scrivener's Error recorded in Instrument No. 20111118-0090329.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of F. T. Holmans' Subdivision of Lots 41-42-43 Boyon McNairy's Plan, as recorded in Plat Book 161, Page(s) 2.

This is improved property located at 2414 Scovel Streel Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2022.

Joeseph A Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joeseph A Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024