Karen Johnson Davidson County
Batch# 822158 DEEDWARR
03/14/2022 01:45:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20220314-0029574

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

CRT File No. 220239448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2022.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/11/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Homeofcapital LLC 205 Valeria Street Nashville TN 37210	New Owner	Tax Parcel ID No. 119 01 0 473.00

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, **Elaine Marie Gallagher, Administrator of the Estate of Fred Jones Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Homeofcapital 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 No. 28, on the map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, Block No. 21 fronts 50 feet on the southerly margin of Valeria Street, and extends back between parallel lines, with the westerly margin of a 12-foot alley, 150 feet, to thereon.

Being the same property conveyed to Fred Jones, Jr. by Quitclaim Deed from Kathryn Jones, of record in Instrument No. 20021217-0155018, in the Register's Office for Davidson County, Tennessee, dated August 20, 2002 and recorded on December 17, 2002. Fred Jones, Jr. died intestate on January 14, 2020, leaving his wife, Elaine Marie Gallagher, and children Steven Lee Jones, William Colby Jones and Terrie DiDonato. Order Approving Administrator, filed in the Davidson County Clerk's Office, Probate Division, Case No 20P-714, naming, Elaine Marie Gallagher, as Administrator of the Estate of Fred Jones, Jr.

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 Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision, as recorded in Plat Book 332, Page(s) 21; .

This is improved property located at 205 Valeria Street Nashville TN 37210

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 7th day of March, 2022.

Estate of Fred Jones Jr.

By: Elaine Marie Gallagher, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Marie Gallagher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Administrator of the Estate of Fred Jones Jr., the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

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 3/7/2022 (date of document).

Affiant Signature
Date 3/7/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 7 day of March, 2022

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

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY