Karen Johnson Davidson County
Batch# 823004 DEEDWARR
03/16/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220316-0030645

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Linda M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF MARCH, 2022.

Notary Public

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

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homeofcapital LLC	Homecapital, LLC	
(NAME)	(NAME)	
9108 Borred Owl Drive	9108 Borred Owl Drive	081-11-0-153.00
(ADDRESS)	(ADDRESS)	
Franklin TN 37067	Franklin TN 37067	
(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, **Ephesian Primitive Baptist Church** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Homeofcapital LLC, a Tennessee Limited Liability Company ,** HEREINAFTER CALLED THE GRANTEE, 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 Southerly 44 feet of Lot No. 54 on the Map of S. A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for Davidson County Tennessee, described as follows:

Said Part of said Lot fronts 44 feet on the Easterly side of 22nd Avenue, North, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Ephesian Primitive Baptist Church by Warranty deed from Helen C. Hill, Executrix of the Estate of Carl M. Hill, deceased of record in Book 11548, page 923, Register's Office for Davidson County, Tennessee, dated June 28, 1999 and recorded on June 29, 1999.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Davidson County, Tennessee, Register of Deed's Office, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 1620 22nd Ave Nashville, TN 37208
(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 8th day of March, 2022.

Ephesian Primitive Baptist Church

BY: Joe Roger Pendergrast Trustee
Joe Roger Pendergrast- Trustee Chairman

BY: Herbert Leslie Boyd Trustee
Herbert Leslie Boyd- Trustee

BY: Albert Brown Jr Trustee
Albert Brown Jr – Trustee

BY: April Leigh Fitzgerald Trustee
April Leigh Fitzgerald- Trustee

BY: Deborah Boyd Fleming Trustee
Deborah Boyd-Fleming- Trustee

BY: Sheree Octavia Graham Trustee
Sheree Octavia Graham- Trustee

BY: Shirley Wright Trustee
Shirley Joyce Wright- Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joe Roger Pendergrast, Herbert Leslie Boyd, Albert Brown Jr., April Leigh Fitzgerald, Deborah Boyd Fleming, Sheree Octavia Graham, and Shirley Joyce Wright, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the Trustees of Ephesian Primitive Baptist Church and is authorized by Ephesian Primitive Baptist Church to execute this instrument on behalf of Ephesian Primitive Baptist Church.

WITNESS my hand and official seal at office this 8th day of March, 2022.

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

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 3/8/2022 (date of document).

Affiant Signature
Date 3/8/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY