Karen Johnson Davidson County
Batch# 837569 DEEDWARR
04/11/2022 10:01:53 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20220411-0041615

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
DBH TN R LLC
728 Still Pond Road
Columbia TN 38401

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 093
GROUP 16 0D
PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HOMEOFCAPITAL, LLC, a Tennessee Limited Liability Companya Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **L&L TN R, LLC, a Wyoming Limited Liability Company, DHB R LLC, a Wyoming Limited Liability Company and Citi, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units B, of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 135 Fain Street of record as Instrument Number 20191004-0101948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20191004-0101948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HOMEOFCAPITAL, LLC, by Substitute Trustees Deed from David G, Mangum, Substitute Trustee for Andy Maloney, Trustee for the benefit of Akram Rozh, dated March 25, 2022 and filed of record in Instrument Number 20220405-003916, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Units B, of The Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20191004-0101948, said Register's Office.
3. Any and all restrictions, conditions, and easements of record

This is improved property known as 135B Fain Street, Nashville, Tennessee 37210.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L&L TN R, LLC, a Wyoming Limited Liability Company, DHB R LLC, a Wyoming Limited Liability Company and Citi, LLC, a Tennessee limited liability company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 the 8th day of April 2022.

HOMEOFCAPITAL, LLC, a Tennessee Limited Liability Company

Member

By: Akram Rozh, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Akram Rozh,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **HOMEOFCAPITAL, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

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

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $610,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of April 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY