Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 838314 DEEDWARR
04/12/2022 10:13:17 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220412-0042106

39-B
File #22-1118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Homeplacers, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Destiny L. McGregor and Lucas R. McGregor, wife and husband and Anthony Steaven McGregor, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 37 and 38, Block D on the Final Plan of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 37 and 38 adjoin and front together 100 feet on the South side of Hickory Street (formerly known as Oak Street) and runs back on the Easterly line 141.50 feet and on the Westerly line 153 feet to a dead line on which they measure 100 feet thereon.

Being the same property conveyed to Homeplacers, LLC, a Tennessee Limited Liability Company by Warranty deed from Noel F. Bean, an unmarried man of record in Instrument No. 20200203-0012088 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 212 Hickory Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Destiny McGregor	Capstar Bank	043-13-0-305.00
212 Hickory Street	2002 Richard Jones Rd., Ste 300A	
Madison, TN 37115	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 11th day of April, 2022.

Homeplacers, LLC, a Tennessee limited liability

Member
Micah Joel Copeland, Member

member
Shaun Shekab Folad, Member

State of Tennessee)
County of Davidson)

On this 11th day of April, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Micah Joel Copeland and Shaun Shekab Folad, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, Homeplacers, LLC that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Homeplacers, LLC as Members.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 280,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of April, 2022.

Notary Public

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON