Karen Johnson Davidson County
Batch# 851117 DEEDWARR
05/05/2022 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220505-0051919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-13267NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Young On Choi	Young On Choi	133-01-0-188.00
(NAME)	(NAME)	
3222 Meade Avenue South	3222 Meade Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUNG ON CHOI**, HEREINAFTER CALLED THE GRANTEES, 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 being the north 50 feet of Lots Numbers 173, 175, and 177 on the Map of Sunrise Heights Second Addition, as of record in Plat Book 421 at page 46, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the easterly side of Meade Avenue and extends back between lines 150 feet on the southerly line and 150.1 feet, more or less, on the northerly line along

the southerly margin of an alley to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated October 25, 2021 from Clinton Ivey and Caitlyn Ivey, husband and wife, of record in Instrument Number 20210406-0045073, as corrected in Instrument Number 20220224-0021535, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3222 Meade Avenue South, Nashville, TN 37211
(House No.) (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 successors 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 our hands this 28 day of April 2022.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh
Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 28 day of April, 2022, before me, appeared **Akram Rozh**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Homeofcapital, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Akram Rozh**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/1/22

ANDREW H. MALONEY NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

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 4/27/2022 (date of document).

Affiant Signature
Date 4/27/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 27 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 8/1/22

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY