Karen Johnson Davidson County
Batch# 864369 DEEDWARR
05/27/2022 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,402.30
20220527-0061913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/7/2026
(AFFIX SEAL)

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

T-EXIT-22-625

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Homeofcapital, LLC	**New Owner**	
(NAME) **9108 Barred Owl Drive**	(NAME) 9108 Barred Owl Drive	**134-01-0-043.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA ANNE WINSTED (F/K/A DEBRA ANN CRAIG), AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 51 on the Map of Currywood Acres, aka Curreywood Acres, as of record in Book 2133, Page 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 51 fronts 115.5 feet on the Northerly margin of Vinson Drive and extends back between lines 446.7 feet on the Easterly line and 420 feet on the Westerly line to a dead line which is a broken line, in two segments of 65.3 feet and 66.1 feet measuring a total of 131.7 feet.

Being the same property conveyed to Debra Anne Winsted FKA Debra Ann Craig by Quitclaim deed from Phillip Winsted of record in Instrument No. 20170928-0099462 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 28, 2017.

Further being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed from Debra Anne Winsted fka Debra Ann Craig of record in Instrument No. 20170209-0013685, Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on February 09, 2017 and within the same deed the said Tammy Mellons, Trustee conveyed his interest in the subject property to Debra Anne Winsted and Phillip Winsted, wife and husband.

Further being the same property conveyed to Debra Ann Craig, unmarried by Warranty deed from Robert Merrill Squires and wife, Eddi Jo Squires of record in Instrument No. 20050217-0018169 Register's Office for Davidson County, Tennessee, dated February 15, 2005 and recorded on February 17, 2005.

Debra Anne Winsted and Debra Anne Craig and Debra Ann Craig are one and the same person.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 109 and 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **625 Vinson Drive, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23 DAY OF MAY, 2022.

Debra Anne Winsted (f/k/a Debra Anne Craig)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA ANNE WINSTED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5/23/2022 (date of document).

Affiant Signature
Date 5/23/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 23 day of May, 20 22

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY