Karen Johnson Davidson County
Batch# 867142 DEEDQC
06/03/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220603-0064438

THIS INSTRUMENT PREPARED BY:
BELL & ALEXANDER TITLE SERVICES, INC.
8110 ISABELLA LN., STE 200
BRENTWOOD, TN 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Lynda M Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MAY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner
Homeofcapital, LLC
9108 Barred Owl Drive
Franklin, TN 37067

Send Tax Bills To:
New Owner

Map and Parcel:
133-01-0 214.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
DAVIDSON DIVISION

IN RE:	)	CASE NO. 322-00530
Moore, Kayla Elizabeth	)	CHAPTER 7
Debtor(s)	)	JUDGE CHARLES M. WALKER
	)	

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **David G. Rogers, as Trustee for Kayla Elizabeth Moore f/k/a Kayla Elizabeth Lodge,** in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto **Homeofcapital, LLC, a Tennessee Limited Liability Company,** ("Grantees"), heirs, successors and assigns, all of the Debtor's right, title and interest in and to certain tracts of land in **Davidson** County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to Notice of Appointment of David G. Rogers as Trustee contained in the Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, and Deadlines, a certified copy of which is of record in Instrument No._202206030064435_, Register's Office

for Davidson County, Tennessee, Notice of Trustee's Motion to Sell Property filed in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 322-00530 and sent to all creditors and parties in interest on 02/22/2022, a certified copy of which is of record in Instrument No. 202206030064436, Register's Office for Davidson County, Tennessee, and Order Authorizing Trustee's Sale of Property entered 05/04/2022, a certified copy of which is of record in Instrument No. 202206030064437, Register's Office for Davidson County, Tennessee.

(if applicable) By acceptance of this Trustee's Quitclaim Deed, the Grantees herein assume all responsibility for preserving the Greenbelt status of the subject property and further assume all responsibility for any rollback taxes assessed as a result of Grantees' failure to preserve the Greenbelt status of the property or change in use of the property.

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 ~~18th~~ 25th day of May, 2022.

David G Rogers, Trustee

STATE OF TENNESSEE)

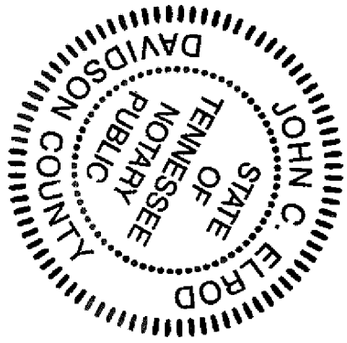
COUNTY OF Williamson)

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

Witness my hand and official seal this 18th day of May, 2022.

Notary Public

My Commission Expires: 7/9/2024



431104.1/2010969

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 40.7 feet of Lot Nos. 434, 435, and 436 on the Map of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 434, 435, and 436, adjoin and front together 40.7 feet on the southerly margin of High Street and extend back between parallel lines along the easterly margin of Mays Street, 150 feet to the northerly margin of Elgin Street, measuring 44.00 feet thereon.

Being the same property conveyed to Kayla Elizabeth Lodge by Quitclaim deed dated 02/15/2018, from Teresa Lynn Lodge, unmarried, and Kayla Elizabeth Lodge, a single person, of record in Instrument No. 20180223-0017316, Register's Office for said County.

Also being the same property conveyed to Teresa Lynn Lodge, unmarried, and Kayla Elizabeth Lodge, a single person, as tenants in common with rights of survivorship, by Quitclaim deed dated 05/12/2017, from Teresa Lynn Lodge, unmarried, of record in Instrument No. 20170512-0047474, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Lynn Lodge by Quitclaim deed dated 08/29/2012, from Janice Renee Hyden, of record in Instrument No. 20170509-0046105 Register's Office for Davidson County.

Also being the same property conveyed to Carolyn P. Hyden, an unmarried person, by Warranty Deed dated 07/10/1996, from B.B. Doubleday, Jr., of record in Book 10119, page 565, Register's Office for Davidson County, Tennessee. The said Carolyn P. Hyden having since died intestate on October 11, 2007, leaving Deborah Ann Hyden, Teresa Lynn Lodge, and Janice Renee Hyden as her heirs as per Affidavit of Heirship of record in Instrument No. 20170512-0047470 and 20170512-0047471, Register's Office for Davidson County, Tennessee. The said Deborah Ann Hyden having since died on July 8, 2012, leaving Teresa Lynn Lodge and Janice Renee Hyden as her only heirs as per the Affidavit of Heirship of record in Instrument No. 20170512-0047472 and 20170512-0047473, Register's Office for Davidson County, Tennessee.

Being also known as 525 High St, Nashville, Tennessee 37211.

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 5/18/2022 (date of document).

Affiant Signature
Date 5/18/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 18 day of May, 2022

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

