Karen Johnson Davidson County
Batch# 874720 DEEDWARR
06/21/2022 10:28:23 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220621-0070194

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

ADDRESS NEW OWNER:
Music City Holdings LLC.
5000 Riverside Drive Bldg , Suite 100 W
Irvin, TX 75039

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 119
GROUP 11 0
PARCEL 145.00

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 Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Music City Holdings LLC., a Texas 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 lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 23, on the Plan of Thompson Lane Park, as shown by plat appearing of record in Book 2331, page 138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to ALLCUSTOMHOME LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sarah R. Bolden N/K/A Sarah Robin Funderburke, a married woman, dated July 15, 2019 and filed of record July 24, 2019 in Instrument No. 20190724-0072845, Register's Office for Davidson County, Tennessee.

Further conveyed by Quitclaim Deed to Akram Rozh and Qumri Ahmed Hamid, husband and wife, dated August 22, and filed of record August 22, 2019 in Instrument No. 20190822-0084682, said Register's Office. Further conveyed by Quitclaim Deed to ALLCUSTOMHOME LLC, a Tennessee Limited Liability Company, dated October 18, 2019 and filed of record October 22, 2019 in Instrument No. 20191022-0107906, said Register's Office. And further conveyed to Homeofcapital, LLC, a Tennessee limited liability company, dated January 18, 2021 and filed of record January 27, 2021 in Instrument No. 20210127-0012163, said Register's Office.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years.
2. Matters shown on the recorded plat of Thmpson Lane Park, of record in Book 2331, Page 138, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 2548, Page 299, Book 4000, Page 527, and Book 4250, Page 981, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 117 Glenmont Drive, 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 Music City Holdings LLC., a Texas 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 27th day of May, 2022.

Homeofcapital, LLC., a Tennessee Limited Liability Company

By: Akram Rozh, Managing 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 **Managing Member** of **Homeofcapital, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing 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 Managing Member.

WITNESS my hand and official seal at office this 27th day of May, 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 $340,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2022.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY