WARRANTY DEED

Karen Johnson Davidson County
Batch# 888760 **DEEDWARR**
07/14/2022 10:15:26 AM 2 pgs
Fees: $13.00 Taxes: $919.45

20220714-0080917

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
~~PREMIER ESCROW, LLC~~
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Home Capital, LLC, a Tennessee limited liability company	New Owner	050-14-0-142
(NAME) PO Box 331314	(NAME)	
(ADDRESS) Murfreesboro, TN 37133	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we Roy T Weatherholt, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Home Capital, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 322 on the Plan of Parkwood Estates, Section 2, of the record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 322 front 85 feet on the westerly side of Leswood Lane and extends back 140 feet on the northerly line and 146.7 feet on the southerly line to a dead line measuring 75.2 feet thereof.

Being the same property conveyed to Roy T. Weatherholt and wife, Betty Ruth Weatherholt by Warranty Deed from Veterans Affairs, dated 10/26/1964, of record in Book 3826, Page 830, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy T. Weatherholt by Quit Claim Deed from Betty R. Weatherholt, dated 08/20/2010, of record in Instrument 201009170074292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob Douglas Stone, Thomas Carter Stone and Jordan Nicole Stone by Quit Claim Deed from Roy T. Weatherholt, dated 03/05/2014, of record in Instrument 201403060018988, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy T. Weatherholt, Grantee, his Heirs and Assigns by Quit Claim Deed from Jacob Douglas Stone, Thomas Carter Stone, and Jordan Nicole Stone, dated 11/21/2019, of record in Instrument 201912030124444, Register's Office for Davidson County, Tennessee.

File No.: 1746521
Warranty Deed TN

BOX 10-A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3205 Leswood Lane, Nashville, TN 37207

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day of July, 2022.

Roy T Weatherholt

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy T Weatherholt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of July, 2022.

Notary Public:
My Commission Expires: _____

JANET L. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-21

RETURN TO:
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103 S Broadway St
Portland, TN 37148