Karen Johnson Davidson County
Batch# 902907 DEEDWARR
08/12/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220812-0091868

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 201 Nashville, Tennessee 37215 First Title & Escrow Co. Inc. FTEC File No. 37238-0012022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2022. Notary Public My Commission Expires:

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Homeofcapital LLC 9108 Barred Owl Drive Franklin, TN 37067	Homeofcapital LLC 9108 Barred Owl Drive Franklin, TN 37069	Map and Parcel No.: 105 16 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Peach, Jr. and wife Sandra Peach (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Homeofcapital LLC, a Tennessee limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 516 Southern Turf Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of August, 2022.

GRANTORS:

Joe Peach, Jr.

Sandra Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Peach, Jr. and Sandra Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25, Section Two, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for Davidson County.

Said Lot No. 25 is more particularly described as follows: Beginning at a point in the Northerly margin of Southern Turf Drive, the same being the common corner of Lots 25 and 26, thence Westwardly with Northern margin of Southern Turf Drive 22.99 feet to a monument; thence continuing Westwardly with the Northerly margin of Southern Turf Drive 71.23 feet to a monument; thence around an arc to the right 31.42 feet to a monument in the Easterly margin of Waycross Drive; thence Northwardly with the Easterly margin of Waycross Drive 64.51 feet to a monument; thence continuing with the Easterly margin of Waycross Drive. 50.69 feet to a point, said point being a common corner of Lots 24 and 25; thence Eastwardly with the dividing line between lots 24 and 25; 114.8 feet to a monument; thence Southwardly with the dividing line between Lots 25 and 26, 109.3 feet to the point of beginning.

Being the same property conveyed to Joe Peach, Jr. and Sandra Peach, husband and wife, by Warranty Deed from Joe A. Peach and Rebecca Peach, husband and wife, of record in Instrument No. 20180705-0065126, in the Register's Office of Davidson County, Tennessee, dated July 02, 2018 and recorded on July 05, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Russwurm Heights, as recorded in Plat Book 2083, Page(s) 101.

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 8/9/2022 (date of document).

Affiant Signature

Date 8/9/2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202208120091868