Warranty Deed

Karen Johnson Davidson County Batch# 918096 DEEDWARR 09/16/2022 03:48:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20220916-0103730	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 15th day of September, 2022. Notary Public My commission expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
HOMEOFCAPITAL LLC	New Owner(s)	119-01-0P-001.00-CO
9108 Barred Owl Drive	9108 Barred Owl Drive	119-01-0P-002.00-CO
Franklin, TN 37067	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **HYDE CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOMEOFCAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 220 Peachtree, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220406-0040110, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Declaration reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lisa Ann Schoonover, a single woman by Warranty Deed from Andrea L Roberts, unmarried and Lillian Sue Roberts, unmarried of record in Instrument No. 20160527-0053594 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on May 27, 2016.

Being a portion of the same property conveyed to Hyde Construction Group, Inc., a Tennessee Corporation by Warranty Deed from Lisa Ann Schoonover, a single woman of record in Instrument No. 20220218-0018963 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on February 18, 2022.

Being a portion of the same property conveyed to Hyde Construction Group, LLC, a Tennessee limited liability corporation, by Corrective Warranty Deed from Hyde Construction Group, Inc., a Tennessee corporation, in Instrument No. 202209160103729 _____, Register's Office for Davidson County, Tennessee, dated September 14, 2022, and recorded on _____ ___, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 220 Peachtree Street, Nashville, TN 37210, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2022.

Hyde Construction Group, LLC,
a Tennessee Limited Liability Company

By: _____
Philip Hyde, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Hyde Construction Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 9/15/2022 (date of document).

Affiant Signature
Date 9/15/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 15 day of September, 20 22.

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

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY