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

ADDRESS NEW OWNER:
Easy Home Solutions, LLC
714 Eastland Lane
Lebanon TN 37090

MORTGAGEE
Same

Karen Johnson Davidson County
Batch# 940467 DEEDWARR
11/14/2022 09:37:22 AM 2 pgs
Fees: $13.00 Taxes: $610.50



20221114-0120977

SEND TAX BILL TO:
SAME AS OWNER

MAP 073
GROUP 07 0
PARCEL 173.00

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, **Capital Journey, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Easy Home Solutions, LLC., a Tennessee 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:

BEING Lot No. 6A, Zone Lot Division, Lots Nos. 1, 2, 4, 5, 8, and 7, Cabin Hill, Section Two , of record in Plan Book 6250, Page 666, amending Plan Book 6050, Page 145, Register Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Capital Journey, LLC, by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Arnold M. Weiss, Trustee, dated September 2, 2022 and filed of record September 13, 2022 in Instrument No. 20220913-0102139, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Cabin Hill Zoned Lot Division, of record in Book 6250, Page 666, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 6250, Page 666 and Book 6430, Page 508 and Book 9412, Page 317, said Register's Office.
4. Charter of Homeowners Association of record, Book 6560, Page 154, of said Register's Office.
5. 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 2606 Tate Court, Nashville, Tennessee 37214.

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 Easy Home Solutions, LLC., a Tennessee 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 8th day of November 2022.

Capital Journey, LLC., a Tennessee Limited Liability Company

By: James Roberts, Managing member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts,** 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 **Capital Journey, 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 8th day of November 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 $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of November 2022.

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

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY