BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946964 **DEEDWARR**
12/02/2022 09:45:31 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20221202-0126153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITT COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2304 Lloyd Ave, LLC	Same as New Owner	
(NAME)	(NAME)	
2250 Wilma Rudolph Blvd, Ste #F109		070-09-0U-001.00 (A); 070
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2304 LLOYD AVE, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Units A & B:

Land in Davidson County, Tennessee, being Units A and B, Homes at 2304 A & B Lloyd Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2304 A & B Lloyd Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210421-0053282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Units C & D:

Land in Davidson County, Tennessee, being Units C and D, Homes at 2304 C & D Lloyd Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2304 C & D Lloyd Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210421-0053274, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Successor Trustee's deed from Joshua D. Hankins, Successor Trustee of record in Instrument No. 20200417-0040422 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on April 17, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2304 A B C D Lloyd Avenue, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand this 1st day of December, 2022

HOME CAPITAL, LLC

BY: _____

QINTIAN WANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Home Capital, LLC, and that he as such Member of Home Capital, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Home Capital, LLC.

Witness my hand and official seal this 1st day of December, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public