(3)

Karen Johnson Davidson County
Batch# 954396 DEEDWARR
12/22/2022 10:07:33 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80

20221222-0132037

STATE OF TENNESSEE
COUNTY OF Davison

The actual consideration or value, whichever is greater, for this transfer is $314,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2022.

Notary Public
My commission expires:

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
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Home Capital, LLC	**NEW OWNER**	**07108030500**
114 Fern Ave.		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sharon Ennis and David Ennis and D'uan Ennis and Joseph Ennis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Capital, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joe Ennis and wife, Marie N Ennis, by Warranty Deed from Edgar B Groves and wife, Nellie M Groves, dated August 27, 1971, of record in Book 4533, Page 189, in the Register's Office for Davidson County, Tennessee. Joe Ennis died, leaving Marie N Ennis as the sole surviving tenant by the entirety. Marie N Ennis died intestate on June 30, 2022, leaving Sharon Ennis, David Ennis, D'uan Ennis, and Joseph Ennis as her sole heirs-at-law as evidenced by Affidavits of Heirship of record in Instrument Nos. 20221222-0132035 and 20221222-0132036, Register's Office for Davidson County, Tennessee. Subject property has never been the primary residence of any of the Grantors, their spouses, or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davison County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 411 Edwin St, Nashville, TN 37207.

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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

BOX 10-A

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.

Sharon Ennis Date: 12/19/22

David Ennis Date: 12/19/22

D'uan Ennis Date: 12/19/22

Joseph Ennis Date: 12/19/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sharon Ennis, David Ennis, D'uan Ennis, and Joseph Ennis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025