Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 958093 DEEDWARR
01/05/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,822.10
20230105-0000988

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,033,000.00.

Affiant

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Subscribed and sworn to before me, this 22 day of December, 2022.

Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Alisha Brown 1319 Lischey Avenue Nashville, TN 37207	New Owner	071-15-0-252.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Home Solutions Group, LLC, a Nevada Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Alisha Brown and Darrell Eugene Brown, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:

BEGINNING on the easterly margin of Lischey Avenue, at a point 285 feet North of the southerly line of said Lot No. 7; thence with the easterly margin of said Avenue, northwardly 100 feet; thence at right angles eastwardly 165 feet; thence parallel with said Avenue southwardly 100 feet; thence westwardly 165 feet to the beginning.

BEING the same property conveyed to Home Solutions Group, LLC, a Nevada limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 12/31/2020 and recorded 1/6/2021 in Instrument No. 20210106-0002332, in the Register's Office of Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty Deed from Alexandra Green, Laura Lester and David Mark Green, dated 12/31/2020 and recorded 1/5/2021 in Instrument No. 20210105-0001183; and being the same property previously conveyed to Alexandra Green and Laura Lester by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for MLMI Trust Series 2007-MLNI dated September 28, 2010 and filed of record in Instrument No. 20101022-0084927, Register's Office for Davidson County, Tennessee. And further conveyed to Alexandra Green, Laura Lester and David Mark Green by Quitclaim Deed dated June 22, 2011 and filed of record in Instrument No. 20110624-0048488, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plan Book 1, page 115, Chancery Court at Nashville.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1319 Lischey Ave., 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 22 day of December, 2022.

Home Solutions Group, LLC

BY: _____
Ronald Ouelette, Member

BY: _____
Angela Ouelette, Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ronald Ouelette and Angela Ouelette**, with whom I am personally acquainted, and who, proved themselves to be **Members of Home Solutions Group, LLC**., a Nevada limited liability company, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 22 day of December, 2022.

_____
Notary Public at Large
My commission expires: 9/27/26



Certificate of Authenticity

I, DEBORAH DEVINE, 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 12-22-22.

Date

Affiant Signature

JAN. 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5TH day of January, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)