(2)

Karen Johnson Davidson County
Batch# 969480 DEEDWARR
02/10/2023 12:16:04 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20230210-0009940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Capital, LLC, a Tennessee limited liability company	Home Capital, LLC (NAME)	
114 Fern Avenue (ADDRESS)	114 Fern Avenue (ADDRESS)	072-07-0-009.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Velma B. Cook, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 52.3 feet of Lot No. 33 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 33 fronts 52.3 feet on the northerly side of Kirkland Avenue and runs back between parallel lines, 189.75 feet to a dead line.

Being the same property conveyed to Obie J. Cook and wife, Velma B. Cook by Warranty deed from Dorothy F. Binkley, unmarried of record in Book 4144, page 255, Register's Office for Davidson County, Tennessee, dated June 20, 1967 and recorded on June 22, 1967. Obie J. Cook having since died on April 4, 2006 and leaving Velma B. Cook solely vested in title.

Velma B. Cook is the same person as Velma Lois Cook.

Velma B. Cook executes this instrument by and through Marilyn George, Attorney in Fact pursuant to her Durable Power of Power of Attorney recorded herewith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1203 Kirkland Avenue, Nashville, TN 37216-3216
(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/our hand(s) this 9th day of February, 2023.

BOX 10-A

WARRANTY DEED
(Continued)

Velma B Cook by Marilyn George
Velma B. Cook by Marilyn George, Attorney in Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned Notary Public, the within named Marilyn George, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney-in-fact for Velma B. Cook, the within named bargainor, and that she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Velma B. Cook by herself as attorney-in-fact and attesting the same by the said Marilyn George as attorney-in-fact.

Witness my hand and seal on this the 9 day of February, 2023.

Daniel Wischhof, Notary Public

My commission expires: 7/6/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY