Karen Johnson Davidson County
Batch# 986426 DEEDWARR
03/29/2023 01:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20230329-0022907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26

(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16164NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Isaac Investments, LLC, a Tennessee limited liability company	Isaac Investments, LLC	11913015100
(NAME)	(NAME)	
404 Oakhaven Drive	404 Oakhaven Drive	
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167	Smyrna TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOMEOFCAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISAAC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of H. G. McNabb Subdivision, of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which references

hereby made for a more complete description.

Being the same property conveyed to HomeofCapital, LLC, a Tennessee limited liability company by Warranty Deed dated 01/21/2022 from Christy Overstreet and Jason Sullivan, wife and husband, of record in Instrument Number 20220207-0013891, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3002 Louise Drive, Nashville, TN 37211
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 28th day of March, 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 28th day of March, 2023, before me, appeared **Akram Rozh**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of **Homeofcapital, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Akram Rozh**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 3/28/2023 (date of document).

Affiant Signature
Date 3/28/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY