Karen Johnson Davidson County
Batch# 1004400 DEEDWARR
05/17/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230517-0037116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Cecilia Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2023.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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

File No.: TN-2023-16370NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica Leigh Lambert and Suleyman Can Kinac	**New Owner**	12013002500
(NAME)	(NAME)	
504 Vinson Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Five Thousand And No/100 Dollars ($545,000.00), 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 **JESSICA LEIGH LAMBERT AND SULEYMAN CAN KINAC, WIFE AND HUSBAND,** 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:

LAND in the Second Civil District of Davidson County, Tennessee being Lot No. 25 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 25, is situated at the northwest corner of Cornet Drive and Vinson Drive, fronting 167 feet on Cornet Drive and 198 feet on Vinson Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot runs back 182.1 feet on the northerly side and 223.6 feet on the westerly side.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed dated 11/04/2020 from Karen G. Bass, an unmarried woman, of record in Instrument Number 20201215-0147756, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 504 Vinson Drive, Nashville, TN 37217
(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 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 successors 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 our hands this 16th day of May, 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh
Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 16th day of May, 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.

_____ My Commission Expires: 5-18-24
NOTARY PUBLIC

RACHEL DUDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Tonya Loftin, 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 **May 16, 2023**.

Date

Tonya Loftin
Affiant Signature

May 17, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of May, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)