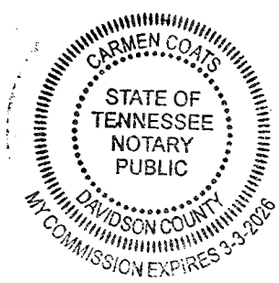
Karen Johnson Davidson County
Batch# 1005057 DEEDWARR
05/18/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20230518-0037349

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: TN-2023-16356NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeffrey L. Poole, Daniel Gomez Martinez, and Iris Ortiz	Wilson Bank & Trust	06011001800
(NAME) 238 Kennith Drive (aka 2908 Lyndale Drive)	(NAME) 623 West Main Street PO Box 768	
(ADDRESS) Nashville TN 37207	(ADDRESS) Lebanon TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eight-eight Thousand And No/100 Dollars ($288,000.00), 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 **Jeffrey L. Poole, married, as to a 50% interest, and Daniel Gomez Martinez, married, as to a 25% interest, and Iris Ortiz, married, as to a 25% interest, all as tenants in common,** 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 Davidson County, Tennessee, being Lot No. 91 on the Map of Hillhurst Acres Subdivision, Section IV, as of record in Book 2331, Page 136, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Lyndale Drive, the common front corner of Lot Nos., 91 and 92; thence eastwardly 226 feet to a point, the common rear corner of Lot Nos. 91 and 92; thence

northwardly 187.2 feet to a point in the southerly margin of Kennith Drive, the common front corner of Lot Nos. 90 and 91; thence along the southerly margin of said Drive, westwardly 173.1 feet to a point, the beginning of a curve to the left having a radius of 25 feet; thence southwestwardly around said curve a distance of 39.27 feet to a point in the easterly margin of Lyndale Drive; thence southwardly along the easterly margin of said Drive, 150 feet to the point of beginning.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed dated 03/12/2021 from Jackline E. Robertson, unmarried, of record in Instrument Number 20210315-0033619, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 238 Kennith Drive (aka 2908 Lyndale Drive), Nashville, TN 37207
(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 17th day of May, 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh
Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th 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: 5/18/2024
NOTARY PUBLIC

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 18, 2023 (date of document).

Affiant Signature

May 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023