WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016752 DEEDWARR
06/20/2023 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20230620-0046814

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MASON
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-2023-16720NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
BOYJOH, Inc., a Tennessee corporation	BOYJOH, Inc., a Tennessee corporation	11905022700
(NAME)	(NAME)	
518 Radnor Street	518 Radnor Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), 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 **BOYJOH, INC., A TENNESSEE CORPORATION,** 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the map of the re-subdivision of Lots Nos. 3 and 4 part of Lots No. 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, said Register's Office.

Said Lot No. 121 fronts 50 feet on the southerly side of Jay Street and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated March 31, 2022 from Eric Starks, a single man, of record in Instrument Number 20220408-0040821, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 107 Jay Street, Nashville, TN 37210
(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 14th day of June 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram Rozh, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 14th day of June, 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: 8/3/26
NOTARY PUBLIC

ANDREW H. MALONEY
NOTARY PUBLIC
STATE OF TENNESSEE
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 6/14/2023 (date of document).

_____
Affiant Signature
Date 6/14/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 14 day of June, 2023.

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

LAURA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY