Karen Johnson Davidson County
Batch# 1031565 DEEDWARR
07/27/2023 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20230727-0057939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-10-24
(AFFIX SEAL)

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

File No.: TN-2023-16715NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Salvador Pardo Robledo, Juan Manuel Pardo Monroy and Andrea Yunuen Ramos Bueno, and Itzel Esmeralda Pardo	Salvador Pardo Robledo, Juan Manuel Pardo Monroy and Andrea Yunuen Ramos Bueno, and Itzel Esmeralda Pardo	12009009700
(NAME)	(NAME)	
604 Glenpark Drive	604 Glenpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), 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 **SALVADOR PARDO ROBLEDO AND AND JUAN MANUEL PARDO MONROY AND ANDREA YUNUEN RAMOS BUENO AND ITZEL ESMERALDA PARDO**, 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. 5A-61 on the Plan of GLENGARRY PARK SECTION "FIVE-A", of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HomeofCapital, LLC, A Tennessee Limited Liability Company by Warranty Deed dated 06/21/2021 from Theodore Clark, Jr. and Mollie K. Clark, husband and wife, of record in Instrument Number 20210622-0084282, Register's Office for Davidson County, Tennessee.

Property taken subject to Deed of Trust executed by HomeofCapital, LLC to Temple View Capital Funding, LP, Trustee for TVC Funding III, LLC, dated 12/27/2021 and recorded in Instrument No. 20220111-0003348, 01/11/2022, securing the principal sum of $344,383.00 and was assigned to Metropolitan Life Insurance Company by Transfer and Assignment recorded 01/26/2023 in Instrument No. 20230126-0006049.

unimproved ☐
This is improved ☒ property, known as 604 Glenpark 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 26th day of July, 2023.

Homeofcapital, LLC, a Tennessee limited liability company

BY: _____
Akram, Rozh, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of July, 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: 5-10-24
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

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 7/26/2023 (date of document).

_____
Affiant Signature
Date 7/26/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 26 day of July, 2023

_____
Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY