Karen Johnson Davidson County
Batch# 1044991 **DEEDWARR**
08/31/2023 02 16 30 PM 2 pgs
Fees $13 00 Taxes $4,440 00

20230831-0068421

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023 Notary Public MY COMMISSION EXPIRES 12/14/24 (AFFIX SEAL)

JOHN T. COOK 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-2023-17064NSH

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Novello Entertainment LLC, a Tennessee limited liability company	Novello Entertainment LLC, a Tennessee limited liability company	118-11-0-057 00
(NAME)	(NAME)	
PO Box 22359	PO Box 22359	
(ADDRESS)	(ADDRESS)	
Nashville TN 37202	Nashville TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000 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 **NOVELLO ENTERTAINMENT 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

Land in Davidson County, Tennessee, being Lot No 8, Block "D", as shown on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee. Said Lot No 8 fronts 73 0 feet on the Easterly margin of Bransford Avenue and extends back between parallel lines 131.8 feet to a dead line in the rear measuring 73.0 feet thereon

Being the same property convey to Homeofcapital, LLC, a Tennessee limited liability company by Warranty Deed from Donald L Maloney and wife, Harriette K Maloney of record in Instrument Number 20210505-0060277, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 2818 Bransford Avenue, Nashville, TN 37204
(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 31st day of August 2023

Homeofcapital, LLC, a Tennessee limited liability company

BY _____
Akram Rozh, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of August, 2023, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Akram Rozh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Homeofcapital, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Managing Member

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

_____ My Commission Expires 8/3/26
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY