BANKERS TITLE & E
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $476,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2023.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1068662 **DEEDWARR**
11/06/2023 10:16:19 AM 2 pgs
Fees: $13.00 Taxes: $1,761.20

20231106-0086522

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Flippin McPherson and John A. McPherson 1314 Meridian Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071-15-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Home Capital, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Flippin McPherson, an unmarried man, and John A. McPherson, a married man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows, to wit: Being the southerly 43 feet, more or less, of Lot No. 49 in Shield's Subdivision of the Gleaves Land, Eastmoreland Place, of record in Plat Book 161, page 170, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 49 fronts 43 feet, more or less, on the westerly margin of Meridian Street and runs back between parallel lines, 140 feet to a dead line in the rear, whereon it measures 43 feet, more or less.

Being the same property conveyed to HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANNIE G. LAVENDER, of record in Instrument No. 20200630-0070652, dated June 26, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 071-15-0-067.00.

Matters shown on the Plan of record in Plat Book 161, page 170, said Register's Office.

This is improved property located at 1314 Meridian Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2023.

Home Capital, LLC

By: Qintian Wang, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Qintian Wang, 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 sole member (or other officer authorized to execute the instrument) of Home Capital, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 3rd day of November, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026