Karen Johnson Davidson County
Batch# 1083074 DEEDWARR
12/18/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $6,271.50
20231218-0097317

JAMES J. ZAK NOTARY PUBLIC STATE OF WISCONSIN (Notary Stamp)	STATE OF ~~TENNESSEE~~ Wisconsin COUNTY OF Milwaukee The actual consideration or value, whichever is greater, for this transfer is $1,695,000.00. Randall Joseph Santel Affiant Subscribed and sworn to before me, this 15th day of December, 2023. Notary Public My commission expires: JAN 18 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katina Dejarnett and Randall Santel	Movement Mortgage	145 10 0 077.00
1244 Mary Helen Drive	8024 Calumhall Rd	
Nashville, TN 37220	Indian Land SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Home Capital, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Randall Joseph Santel, an unmarried man, and Katina Marie DeJarnett, an unmarried woman, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on Section 3, Brigid Ann Heights of record in Plat Book 4660, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Home Capital, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Qintian Wang, An Unmarried Person, of record in

Instrument No. 20230720-0055961, in the Register's Office of Davidson County, Tennessee, dated July 17, 2023 and recorded on July 20, 2023.

This is improved property known as **1244 Mary Helen Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of December, 2023.

Home Capital, LLC, a Tennessee Limited Liability Company

BY:_____
Qintian Wang, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Qintian Wang, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Home Capital, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member

Witness my hand and official seal this 15th day of December, 2023.

_____
Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12--15-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-15-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** December **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM