BOX 10-A

RETURN TO
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1147242 DEEDWARR
06/14/2024 09:35:10 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20240614-0044617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF JUNE, 2024

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shan Sun		
(NAME)	(NAME)	081-14-0-047.00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAN SUN**, 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. 29 and part of Lot No. 28 on the Plan of F. T. Holman's Subdivision of Lots 41, 42, and 43 and Boyd McNairy's Plan of record in Plat Book 161, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 29 and part of Lot 28 front 52 feet on the Northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph Spicer and Juantia Spicer by Warranty deed from Jena G. Reed of record in Instrument No. 20110412-0028192 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 12, 2011, And Affidavit of Scrivener's Error recorded on November 18, 2011, in Instrument No. 20111118-0090329.

Being the same property conveyed to Joseph A. Spicer and Juanita M. Spicer, husband and Wife by Quit Claim deed from Joseph Spicer and Juanita Spicer, now known as Juanita M. Spicer of record in Instrument No. 20170515-0047649 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 15, 2017.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty Deed from Joseph A. Spicer and Juanita M. Spicer, husband and wife dated February 28, 2022 and recorded March 1, 2022 in Instrument No. 20220301-0023000, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 2414 Scovel St., Nashville, TN 37208
(House Number) (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 heirs 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 my hand this 10th day of June, 2024

HOME CAPITAL, LLC

BY: _____

QINTIAN WANG, SOLE MEMBER

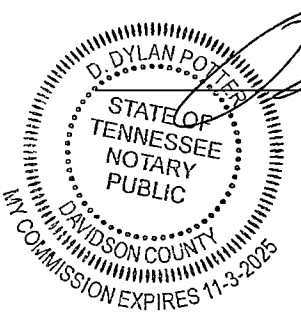
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, 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 Sole Member of Home Capital, LLC, and that he as such Sole Member of Home Capital, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Home Capital, LLC.

Witness my hand and official seal this 10th day of June, 2024.

Commission expires:



_____

Notary Public