QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1171644 DEEDQC
08/19/2024 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240819-0063374

STATE OF TENNESSEE
COUNTY OF MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JUNE, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2026

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 345 Frazier Ave, Ste 103, Chattanooga, TN 37405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Di Sun (Name)	**NEW OWNER**	**071-05-0-061.00**
509 Haynes St (Address)		
Nashville, TN 37207		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Home Capital, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Di Sun,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 24 on the Plan of E.T. Brown's Subdivision of parts of Lots Nos. 9 and 10 of Brooklyn as of record in Book 332, page 60, Register's Office for said County.

Said Lot No. 24 front 50 feet each on the Northerly side of Haynes Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company, from Di Sun, dated January 10, 2024 and recorded January 12, 2024, of record in Instrument No. 20240112-0002826 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Di Sun by Quitclaim Deed from Home Capital, LLC, a Tennessee limited liability company, dated September 27, 2023 and recorded October 3, 2023, of record in Instrument No. 20231003-0077860 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Sabbath Day Church of God in Christ, a Tennessee nonprofit corporation, dated January 11, 2022 and recorded January 14, 2022, of record in Instrument No. 20220114-0005809 in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

Same legal description as prior deed.

This is improved property located at 509 Haynes Street, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 hereunder set their hand this 14th day of June, 2024.

Home Capital, LLC, a Tennessee limited liability company

By: Qintian Wang, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Home Capital, LLC, a Tennessee limited liability company,** by and through its authorized representative and member, Qintian Wang, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2024.

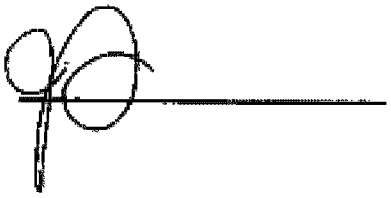
My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

TRUE COPY CERTIFICATION

I, Jessica R Gunnell do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 6/14/2024.



6/14/2024
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 14 day of JUNE, 2024.

Notary Public
My commission expires: 9.9.2025

