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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1188627
10/02/2024 10:02:38 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20241002-0076350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEF WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 WILLIAMSON COUNTY

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
Jiang Properties Tennessee, LLC	New Owner	
(NAME)	(NAME)	091-11-0-023.00
601 Morrow Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **HOME CAPITAL, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIANG PROPERTIES TENNESSEE, LLC,** 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. 37 on the Revised Plan of Morrow Meadows, Section One of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 37 fronts 57.0 feet on the Westerly margin of Morrow Road and extends back 124.4 feet on the Northerly line and 120.9 feet on the Southerly line to a dead line in the rear, measuring 48.94 feet thereon.

Being the same property conveyed to Chase Brannon and Embrey Brannon, husband and wife by Warranty Deed from Patricia Walden Sullivan and husband, Danny G. Sullivan of record in Instrument No. 20180223-0017179 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 23, 2018.

Being the same property conveyed to W. Aaron Fortner, as Trustee by Quitclaim Deed from Charlene Brannon and Chase Brannon and wife, Embrey Brannon, of record in Instrument No. 20180319-0025644, Register's Office for Davidson County, Tennessee, dated March 14, 2018, and recorded on March 19, 2018, and within the same deed the said W. Aaron Fortner, as Trustee, conveyed his interest in the subject property to Charlene Brannon and Chase Brannon and wife, Embrey Brannon, as Joint Tenants with Right of Survivorship.

Being the same property conveyed to Home Capital, LLC by Warranty Deed of record in Instrument No. 20241002-0076349, Register's Office for 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.

JW2024-1264

unimproved
This is improved x property, known as 601 Morrow Avenue, Nashville, TN 37209
(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 30th day of September, 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 30th day of September, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

JW2024-1264