Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-4540

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29 day of October, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1198875 DEEDWARR
10/30/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20241030-0083783

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Wesley Smiley 1125 Hitt Lane Goodlettsville, TN 37072	New Owner	051-01-0-065.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Home Capital, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Wesley Smiley, a married man

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 located in Davidson County, Tennessee, being known and designated as all of Lot No. 91 on the map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, described according to a copy of the Survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the Southerly margin of Due West Avenue, at the corner of Lot Nos. 91 and 92; thence with the line between said two lots; Southwesterly 500 feet to a point; thence Northwesterly 46.24 feet to the corner of Lot Nos. 90 and 91; thence with the line between said two lots, Northeasterly 500 feet to the margin of said Due West Avenue, thence with the margin of same, Southwesterly 100 feet to the point of beginning.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company

by Warranty Deed from Sean McKinnis of record in Instrument No. 20200113-0004660 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 13, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 803 Due West Ave N, Nashville, TN 37115

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 so 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.

Dated this the 22 day of October, 2024.

Home Capital, LLC, a Tennessee Limited Liability Company

By: _____
Qintian Wang, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kathleen Williams of the state and county mentioned, personally appeared Qintian Wang, Sole Member of Home Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Home Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Qintian Wang, Sole Member of Home Capital, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Brentwood, TN, this 22 day of October, 2024.

_____
Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/22/24.

Affiant Signature – Joshua A. Terry

10/29/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/29/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27