STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

BOX 10-A

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2024.

Keisha Lopez
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 01L06417293
Qualified in Bronx County
Commission Expires 05/10/2025

Notary Public
My Commission Expires: 05/10/2025

Karen Johnson Davidson County
Batch # 1212495 DEEDWARR
12/04/2024 10 18 45 AM 2 pgs
Fees $13 00 Taxes $2,553 00

20241204-0094104

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Home Capital, LLC 114 Fern Ave Nashville, TN 37207	New owner	145 07 0 035 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TN5161, LLC, a New York Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Home Capital, LLC, a Limited Liability Company**, hereinafter called the Grantee, 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. 1 on the REVISED PLAN OF ANDERSON HEIGHTS, of record in Plat Book 4175, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to TN5161, LLC, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20190430-0039682, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019, and recorded on April 30, 2019.
>
> This is improved property located at: **5161 Granny White Pike, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

TN5161, LLC,
a New York Limited Liability Company

By: _____
Rakesh Bhargava, Sole Member and Authorized Agent

STATE OF NEW YORK
COUNTY OF NASSAU

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rekesh Bhargava, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member and Authorized Agent of TN5161, LLC, a New York Limited Liability Company, and that he is authorized by TN5161, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 2nd day of October, 2024.

Keisha Lopez
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 01L06417293
Qualified in Bronx County
Commission Expires 05/10/2025

_____
Notary Public
My Commission expires: 05/10/2025