Karen Johnson Davidson County
Batch # 1268450 DEEDWARR
05/05/2025 08 56 20 AM 2 pgs
Fees $13 00 Taxes $1,739 00

20250505-0034414

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $470,000.00

Tammy R Potts
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 30 DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES 6/22/26

(AFFIX SEAL)

VANESSA E. ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Ethan C Hall and Anthony Hall	movement Mortgage	133-01-0-192 00
(NAME) 510 High Street	8034 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37211	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Benjamin Labry, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ethan Hall, an unmarried man and Anthony Hall, a married man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows.

Land in Davidson County, Tennessee, being Lot No 167 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 50 feet on the Northerly side of High Street and runs back between lines 159.3 feet on the Westerly line and 160 8 feet on the Easterly line to an alley on which it measures 50 feet, more or less

Being the same property conveyed to Home of Capital LLC, a Tennessee limited liability company by Warranty Deed from Rebuilt Realty LLC, a Kentucky limited liability company of record in Instrument No. 20220509-0052767 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on May 09, 2022

Being the same property conveyed to Boyjoh Inc, a Tennessee corporation by Warranty

Deed from Home of Capital LLC, a Tennessee limited liability company of record in Instrument No. 20230608-0043566 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 08, 2023.

Being a portion of the same property conveyed to Benjamin Labry by Quitclaim Deed from Boyjoh Inc, a Tennessee corporation of record in Instrument No. 20240419-0028091 Register's Office for Davidson County, Tennessee, dated April 18, 2024 and recorded on April 19, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 510 High Street, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of April, 2025.

Benjamin Labry

STATE OF Florida
COUNTY OF Broward

On this 29 day of April, 2025, before me personally appeared Benjamin Labry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2025.

Maria Resto
Notary Signature
My commission expires:
02252028

MARIA RESTO
Notary Public - State of Florida
Commission # HH 483198
My Comm. Expires Feb 25, 2028
Bonded through National Notary Assn.