Karen Johnson Davidson County
Batch# 1287347 DEEDWARR
06/20/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,358.75
20250620-0048321

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9.7.2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF June, 2025.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

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
Eric W. Brown	Mortgage Investors Group	
(NAME) 509 Haynes Street	(NAME) 8320 East Walker Springs Ln Suite 200	071-05-0-061.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Knoxville TN 37923	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC W. BROWN, AN UNMARRIED PERSON,** 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. 24 on the Plan of Plan of E.T. Brown's Subdivision of Parts of Lots Nos. 9 and 10 of Brooklyn of record in Plat Book 332, Page 60, in the 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 by Warranty deed from Sabbath Day Church of God in Christ, a Tennessee Nonprofit Corporation of record in Instrument No. 20220114-0005809 Register's Office for Davidson County, Tennessee, dated January 11, 2022.

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

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

Being the same property conveyed to Di Sun by Quitclaim Deed from Home Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20240819-0063374 Register's Office for Davidson County, Tennessee, dated June 14, 2024.

Being the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Quitclaim Deed from Di Sun of record in Instrument No. 20250520-0039694 Register's Office for Davidson County, Tennessee, dated 10.15.04.

CH2025-555

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.

unimproved
This is improved x property, known as 509 Haynes Street, Nashville, TN 37207
(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 10th day of June, 2025

HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Qintian Wang, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Home Capital LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he is the Sole Member of 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 official seal this 10th day of June, 2025.

Commission expires:

S. BYLAND POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-04-26

_____
Notary Public

CH2025-555

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 10. 2025.

Affiant Signature

18th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

