Karen Johnson Davidson County
Batch# 1342498 DEEDWARR
11/06/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,264.40
20251106-0088540

WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00

Peter Sadek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF November, 2025.

Rashawn D Perry
Notary Public

MY COMMISSION EXPIRES:

(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
Hany Fahmy		
(NAME)	1104 Waterbridge Drive (NAME)	092-06-0L-002.00-CO
2732 Herman Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nolensville TN 37135	
(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, WE, **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 **HANY FAHMY,** 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 Unit No. 2730B, as established in Declaration of Covenants, Conditions and Restrictions for Herman Estates, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20200818-0092732, in the Register's Office of Davidson Tennessee with Plat attached as Exhibit B, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Home Capital, LLC, a Tennessee limited liability company by Warranty Deed from Charles L. Davis of record in Instrument No. 20210422-0053830 Register's Office for Davidson County, Tennessee, dated April 20, 202.

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 2732 Herman Street, Nashville, TN 37208
(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 3 day of November, 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 3rd day of November, 2025.

Commission expires:

_____
Notary Public

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

CH2025-1329

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 4, 2025.

J. Carlton Drumwright

November 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY