REGISTER'S USE ONLY:

Karen Johnson
Batch # 1375582
02/04/2026 09:13:49 AM
Fees: $18.00 Taxes: $9,024.30

Davidson County
DEEDWARR
3 pgs

20260204-0007661

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $2,439.000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13 DAY OF January, 2025.

NOTARY PUBLIC
COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/08/2028 DAVIDSON COUNTY LAURA L SUCCORSO

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Christopher Mayberry and Krista Roser
5617 Ottershaw Ct
Brentwood TN
37027

NEW OWNER:
Christopher Mayberry and Krista Roser
5617 Ottershaw Ct
Brentwood TN
37027

GENERAL WARRANTY DEED

This indenture is made and entered into this 13th day of January, 2026 ("EFFECTIVE DATE") between HOME CAPITAL, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and CHRISTOPHER MAYBERRY AND KRISTA ROSER, as tenants in common with right of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitle the P.U.D Boundary and Final Plat of Ottershaw Subdivision, of record in Plat Book 7900, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Home Capital, LLC, a Tennessee Limited Liability Company from Sun Y. Kim, a married person by General Warranty Deed dated March 16, 2022 and recorded on March 18, 2022 in Instrument No. 20220318-0031809, Register's Office of Davidson County, Tennessee.

And being the same property that is identified in the Affidavit and Memorandum of Contract by and between Home Capital, LLC, a Tennessee Limited Liability Company, as Seller, and Christopher Mayberry and Krista Roser, as Purchaser, of record in Instrument No. 20241204-0094256, aforesaid Register's Office.

This instrument satisfies the terms and conditions of the above-referenced Affidavit and Memorandum of Contract and is hereby released.

TAX PARCEL # 159 10 0A 005.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 5617 Ottershaw Court, Brentwood, TN 37027.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Register's Office of Davidson County, Tennessee.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

[SIGNATURE ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the 13th day of January, 2025.

HOME CAPITAL, LLC,
a Tennessee Limited Liability Company

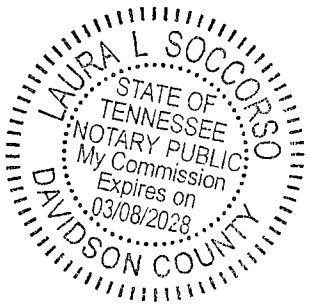
BY:_____
Jackie Wang, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Jackie Wang, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Member of ME CAPITAL, LLC, a Tennessee Limited Liability Company, being authorize d to execute the foregoing instrument for the purposes therein contained by signing the name of th limited liability company by him or herself as such authorized agent. e

Witness my hand and seal at office in the aforesaid state and county this 13th day of January, 2026.

SEAL



_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____