This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13103-SL

Karen Johnson Davidson County
Batch# 683620 DEEDWARR
07/26/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210726-0100035

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of ~~July~~, 2021.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Home Pros Cooperative, LLC 216 Cherokee Road Hendersonville, TN 37075	New Owner	042-12-0-046.00

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, we, **Dervy Gutierrez and Felipa Gutierrez, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Home Pros Cooperative, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its 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. 19 on the Plan of W. W. Gray of record in Book 974, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot 19 fronts 100 feet on the northerly side of Melrose Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Dervy Gutierrez and wife, Felipa Gutierrez, by Warranty Deed from Franklin J. Curtis, unmarried, of record in Instrument No. 20101112-0090846, Register's Office for Davidson County, Tennessee, dated October 21, 2010 and recorded on November 12, 2010.

This is ☒ improved or ☐ unimproved property located at: **430 Charles Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2021.

GRANTOR:

Dervy Gutierrez

Felipa Gutierrez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dervy Gutierrez and Felipa Gutierrez, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 July 21, 2021.

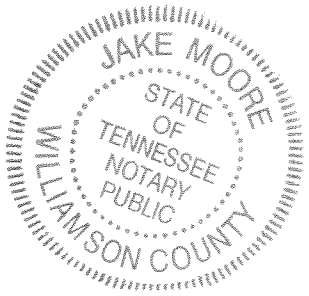
Lauren Weber
Affiant Signature

July 21, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature
My Commission Expires: 9-26-22



Notary's Seal