Karen Johnson Davidson County
Batch# 722921 DEEDWARR
09/23/2021 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,040.07
20210923-0128094

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6876

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of September, 2021

Kaylan Gilbert
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Sweat and Home Pros Cooperative LLC 1333 McAlpine Avenue Nashville, TN 37216	Wildcat Lending Fund Two, LP 4800 Dexter Drive Plano, TX 75093	061-16-0-115.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Beverly Lowery, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Pros Cooperative LLC and Joshua C. Sweat, an unmarried man

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:

Being the easterly part of Lot No. 55 on the Map of Kennedy & Graves Subdivision of Blocks "C" and "D" Monte Vista, as of record in Book 843, page 14, said Register's Office.

Said part of said Lot No. 55 fronts 50 feet on the northerly side of McAlpine Avenue formerly Alpine Avenue, and runs back between lines 358 feet, more or less on the westerly line and 335 feet on the easterly line, to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Dennis R. Lowery and wife, Beverly Lowery by Warranty deed from Joe E. Dixon and wife, Ruth O. Dixon of record in Book 5554, page 552, Register's Office for Davidson County, Tennessee, dated January 11, 1980 and recorded on January 14, 1980.

Dennis R. Lowery, having since passed away on October, 10, 2020, leaving Beverly Lowery sole owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1333 McAlpine Avenue, Nashville, TN 37216

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 so 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.

Dated this the 16th day of September, 2021.

Beverly Lowery

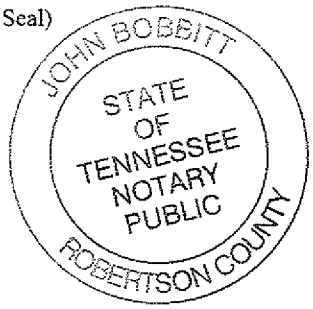
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Lowery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of September, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, 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 September 16th 2021.

Affiant Signature

9/21/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON