Karen Johnson Davidson County
Batch# 733682 DEEDWARR
10/11/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211011-0136419

WARRANTY DEED

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF October, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

LYLE-H21357

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Marie Lyle, a single woman	NEW OWNERS	71-4-1
113 Gordon Terrace		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HOMEPROS COOPERATIVE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JENNIFER MARIE LYLE , A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 21 and the Westerly 20 feet of Lot 23 of the Plan of John L. Gordon & wife Subdivision of record in Plat Book 843, Page 61, register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lots adjoin and from together 80 feet on the northerly side of Gordon Terrace and runs back between lines to a deadline being the northerly boundary of said subdivision.

Being the same property conveyed to HomePros Cooperative, LLC by deed from Music City Holdings, LLC of record in Inst. Book 202107260099899, recorded on 07/26/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 113 Gordon Terrace, Nashville, Tennessee 37207 .

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, the GRANTORS, 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 that 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. 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/our hand(s) this 6th day of October, 2021 :

Homepros Cooperative, LLC by Sheri Hendel, Manager

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Homepros Cooperative, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Homepros Cooperative, LLC as Manager.

Witness my/our hand(s) this 6 day of October 2021.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2023

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 10/6/21.

Affiant Signature

10/7/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/7/21.

Notary's Signature

My Commission Expires:

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