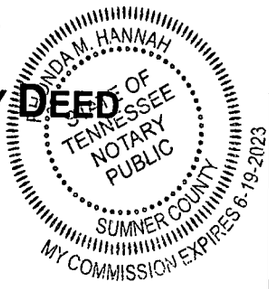
Karen Johnson Davidson County
Batch# 756491 DEEDWARR
11/17/2021 09:28:48 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20211117-0152980

WARRANTY DEED



ONEILL-H21417

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF November, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

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#:
Shawna O'Neill	Legacy Home Loans LLC ISAOA/ATIMA	042-16-0-022.00
102 Gibson Drive	4004 Hillsboro Road Suite 216B	
Madison, TN 37115	Nashville, TN 37215	

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, HOME PROS COOPERATIVE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHAWNA O'NEILL, 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:

Being Lot No. 8 on the Map of Part Two, Finnland Heights, as of record in Book 1424, Page 7, Register's Office for said County.

Said Lot No. 8 fronts 90 feet on the Westerly side of Finn Street and runs back 156.2 feet on the Northerly Line and 155.4 feet on the Southerly line, to a deadline in the rear, measuring 90 feet thereon.

Being the same property conveyed Home Pros Cooperative, LLC by deed from Ronald Andrew Jones, Executor of the Estate of Evelyn Watkins Wauford of record in Book 20210723-0099046, recorded on 07/23/2021, in the amount of $230,000, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 102 Gibson Drive, Madison, Tennessee 37115.

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 15th day of November, 2021 :

Home Pros 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 Home Pros Cooperative, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Sheri Hendel as Manager.

Witness my/our hand(s) this 15 day of NOV, 2021.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023