Karen Johnson Davidson County
Batch# 757203 DEEDWARR
11/17/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211117-0153257

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7453

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of October, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Sweat and Home Pros Cooperative LLC 2245 Stratford Avenue Nashville, TN 37216	Wildcat Lending Fund Two, LP 4800 Dexter Drive Plano, TX 75093	072-08-0-153.00

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,

Deborah Kay Sullivan, an unmarried woman,

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

Joshua C. Sweat and HOME PROS COOPERATIVE LLC

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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, by Warranty Deed from Cumberland Construction Company, Inc., of record in Book 1730, Page 331, Register's Office for Davidson County, Tennessee, dated July 01, 1949.

Being the same property conveyed to Hollis M. Russell and wife, Leola B. Russell, and Holly B. Russell by Quitclaim Deed from Hollis M. Russell and wife, Leola B. Russell, of record in Book 9502, Page 396, Register's Office for Davidson County, Tennessee, dated October 21, 1994 and recorded on October 26, 1994. Said Leola B. Russell died on or about December 14, 1994, vesting Hollis M. Russell as surviving tenant by the entirety. Said Hollis M. Russell died on or about January 11, 1995. Reference is made to the Affidavit of Heirship of record in Instrument No. 20050509-0052214, said Register's Office, which sets out Holly B. Russell as the only heir of Hollis M. Russell. The said Holly B. Russell became deceased on August 25, 2004 leaving Last Will and Testament filed for Probate in Docket No. 04P-1540, Chancery Court of Davidson County, Tennessee. Deloris C. Stephenson was appointed as Executrix of the Estate of Holly B. Russell with the power to convey and sell real property.

Being the same property conveyed to Brian G. Garrett, a single person, by Installment Deed from Deloris C. Stephenson, Executrix of the Estate of Holly B. Russell of record in Instrument No. 20050509-0052215 Register's Office for Davidson County, Tennessee,

dated May 05, 2005 and recorded on May 09, 2005. The said Brian G. Garrett died married and intestate on March 6, 2019 with an intestate probate filed under Case No. 19P1473 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Reference is made to the Affidavit of Heirship for Brian G. Garrett of record in Instrument No. ____20211170153255_____, Register's Office for Davidson County, Tennessee in which Deborah Kay Sullivan, his wife and David Garrett and Richard Garrett, his sons are named heirs.

Being the same property conveyed to Debrorah Kay Sullivan, an unmarried woman by Quitclaim Deed from David Garrett and wife, Chevi M. Olbes and Richard Garrett and wife, Lindsey Turner of record in Instrument No20211170153256and dated on October 29, 2021 and recorded on October _____, 2021, in Davidson County, Tennessee.

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: 2245 Stratford 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 29th day of October, 2021.

Deborah Kay Sullivan

Deborah Kay Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 29th day of October, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

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 10-29-21.

Affiant Signature

11-12-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-12-21.

Notary's Signature

My Commission Expires:

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