Karen Johnson Davidson County
Batch# 760480 DEEDWARR
11/24/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211124-0156042

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00 Affiant Subscribed and sworn to before me, this 16 day of November, 2021. Notary Public My commission expires: 8/6/23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Home Pro Cooperative, LLC	New owner	**05202026700**
405 Randy Road		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 405 Randy Rd Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Pro 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. 86 on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 405 Randy Rd Trust, by Warranty Deed from Thelma E. Poole, Trustee of The David E. Poole, Sr. and Thelma E. Revocable Trust, dated September 2, 2021, of record in Instrument No. 20210909-0120927, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The David E. Poole, Sr. and Thelma E. Poole Revocable Living Trust, dated October 19, 2011, David E. Poole, Sr., of Thelma E. Poole, by Quitclaim Deed from David E. Poole (Sr.) and Thelma E. Poole dated October 19, 2011, of record in Instrument No. 20111019-0081466, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 405 Randy Road, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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.

_____ Date: 11-16-21
Brandon Adams, Trustee of The 405 Randy Rd Trust

_____ Date: _____

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF 405 Randy Rd Trust and that he is authorized by The 405 Randy Rd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Samantha Smith, 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 11/16/21.

Date

Affiant Signature

11/16/21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16 day of November, 2021.

Notary's Signature

My Commission Expires: 8/16/23

Date

Notary's Seal (if on paper)

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires