WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 775836 DEEDWARR
12/17/2021 10:25:39 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211217-0167085

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021110328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Home Pros Cooperative LLC	Home Pros Cooperative LLC	
(NAME) 216 Cherokee Rd.	(NAME) Same	071-16-0-393.00
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROXIE WILSON AND KEONNA WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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(s) 10, as shown on the map entitled Joy Gardens, of record in Book 3842, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROXIE L. WILSON, AN UNMARRIED PERSON AND KEONNA S. WILSON, AN UNMARRIED PERSON, by deed from ILERYA E. AKINS, YOLANDA E. MADRY AND SUSIE P. AKINS, of record as Instrument No. 20050421-0044370, dated March 30, 2005, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1367 Rosedale Ct., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Executed by our hand this 15th day of December 2021.

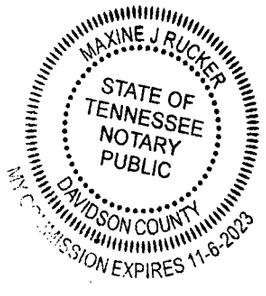
Roxie Wilson

Keonna Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Roxie Wilson and Keonna Wilson to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson Ccunty, Tennessee this 15th day of December 2021.



Notary Public