WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF December, 2021.

Notary Public

My Commission Expires: 04/14/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

(Affix Seal)

Karen Johnson Davidson County
Batch# 781790 DEEDWARR
12/30/2021 10:37:33 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20211230-0171716

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#:
Home Pros Cooperative LLC	Home Pros Cooperative LLC	072.14-0-124.00
1515 Straightway Ave	214 Cherokee Rd.	
Nashville, TN 37206	Hendersonville, TN 37075	

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, JOHN R. GILBREATH, AN UNMARRIED MAN, AND LOIS JOHNSON, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HOME PROS COOPERATIVE LLC, 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. 2, Plat of H.W. Ward's Subdivision part of Brownsville, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Gilbreath, an unmarried man, and Elizabeth Gilbreath, an unmarried woman, from Lois DeVonne Johnson and Elizabeth Gilbreath, of record in Book 200704240048521, recorded on 04/24/2007, Register's Office for Davidson County, Tennessee.

Above deed conveys two-thirds interest, with the remaining one-third interest conveyed by concurrent quitclaim deeds to John R. Gilbreath, an unmarried man, and Elizabeth Gilbreath, an unmarried woman from Natalie Frye, William Frye, and Mary Frye, respectively, being the heirs at law of Bill L. Frye, recorded in Inst. #200704240048522, 200704240048523; and 200704240048524 (see also Affidavit of Heirship in Inst. #200704240048520).

Previously conveyed to Lois DeVonne Johnson and Bill L. Frye and Elizabeth Gilbreath by warranty deed from Robert B. Beck and wife, Martha Lu Beck recorded 10/18/1985 in Book 6685, Page 693.

Elizabeth Gilbreath having since died intestate on 11/29/2011 leaving as her sole heirs John R. Gilbreath and Lois Johnson.

Affidavit of Heirship of record in Book 20211230-0171714, page _____ and Book 20211230-0171715 and page _____.

( ) unimproved
This is (X) improved property known as 1515 Straightway Ave, Nashville, Tennessee 37206 .

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 28th day of December, 2021 :

John R. Gilbreath

Lois Johnson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named JOHN R. GILBREATH, AND LOIS JOHNSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner Co. Tennessee, this 28th day of December, 2021.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY