Karen Johnson Davidson County
Batch# 810953 DEEDWARR
02/24/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220224-0021035

WARRANTY DEED

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

HOMEPROS-H22039

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF February, 2022.

(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#:
Home Pros Cooperative, LLC	Easy Street Capital Investments, LLC	083.01-0.092.00
1047 Sharpe Avenue	201 W 5th St. Ste 1100, Office 24	
Nashville, TN 37206	Austin, TX 78701	

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, TIMOTHY F. KIDD AND JUDITH KIDD, 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:

Land in Davidson County, Tennessee, being the southerly 110 feet of Lot No. 57 in Jones and Bradford's Subdivision, of record in Book 161, page 142, Register's Office for said County.

Said part of said Lot No. 57 fronts 50 feet on the Northerly side of Sharpe Avenue and runs back parallel lines110 feet to a deed line.

Being the same property conveyed to Timothy F. Kidd and Judith A. Samuels, both unmarried, as joint tenants with rights of survivorship by deed from Joseph H. Norton and wife, D. Pauline Norton, of record in RB 10542, page 336, recorded on 07/25/1997, Register's Office for Davidson County, Tennessee.

Judith A. Samuels nka Judith Kidd married to Timothy F. Kidd.

( ) unimproved
This is (X) improved property known as 1047 Sharpe Avenue, 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 11th day of February, 2022 :

Timothy F Kidd

Judith Kidd

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named TIMOTHY F KIDD AND JUDITH KIDD, 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 County, TN, this 11th day of February, 2022.

Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 2/11/22 (date of document).

Affiant Signature

2/14/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/28/23

NOTARY'S SEAL

