Karen Johnson Davidson County
Batch# 816338 DEEDWARR
03/07/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,247.75
20220307-0025458

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-577

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,500.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2022

Notary Public

Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Gregory Conley and Laura Caitlin Conley 1333 McAlpine Avenue Nashville, TN 37216	PRIMARY RESIDENTIAL MTG 1480 NORTH 2200 WEST SALT LAKE CITY, UT 84116	061-16-0-115.00

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,

Home Pros Cooperative LLC and Joshua C. Sweat, an unmarried man

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

Michael Gregory Conley and Laura Caitlin Conley, husband and wife

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 Easterly part of Lot No. 55 on the Map of Kennedy & Graves Subdivision of Blocks "C" and "D" Monte Vista, as of record in Book 843, page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 55 fronts 50 feet on the Northerly side of McAlpine Avenue formerly Alpine Avenue, and runs back between lines 358 feet, more or less on the Westerly line and 335 feet on the Easterly line, to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Dennis R. Lowery and wife, Beverly Lowery by Warranty deed from Joe E. Dixon and wife, Ruth O. Dixon of record in Book 5554, page 552, Register's Office for Davidson County, Tennessee, dated January 11, 1980 and recorded on January 14, 1980.

The said Dennis R. Lowery having died on or about October 10, 2020, leaving Beverly Lowery as surviving tenant by the entirety.

Being the same property conveyed to Home Pros Cooperative LLC and Joshua C. Sweat, an unmarried man by Warranty deed from Beverly Lowery, an unmarried woman of record in Instrument No. 20210923-0128094 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 23, 2021.

This property has never been a primary residence of the grantor's or their spouses.

Being also known as 1333 McAlpine Avenue Nashville, Tennessee 37216.

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: 1333 McAlpine 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 22nd day of February, 2022.

Home Pros Cooperative LLC

Sheri Hendel, Manager

Joshua C. Sweat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2022, before me personally appeared Joshua C. Sweat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Sheri Hendel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Home Pros Cooperative, LLC the within named bargainor, a corporation, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Manager.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/24/2022 ____ (date of document).

Affiant Signature

02/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025