Karen Johnson Davidson County
Batch# 830555 DEEDWARR
03/29/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20220329-0036193

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-867

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of March, 2022

Notary Public

Commission Expires: 10/23/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Preston Wait and Jennie Wait 2245 Stratford Avenue Nashville, TN 37216	Same As New Owner 2245 Stratford Ave. Nashville, TN 37216	072-08-0-153.00

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,

Joshua C. Sweat and Homes Pros Cooperative LLC

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

Preston Wait and Jennie Wait, 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 Lot No. 84 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian G. Garrett, a single person, by Installment Deed from Deloris C. Stephenson, Executrix of the Estate of Holly B. Russell of record in Instrument No. 20050509-0052215 Register's Office for Davidson County, Tennessee, dated May 05, 2005 and recorded on May 09, 2005.

The said Brian G. Garrett having died on or about March 6, 2019, with an intestate probate filed under Case No. 19P1473, in the Seventh Circuit Court for Davidson County, Tennessee.

Affidavit as to Heirs of Brian G. Garrett is recorded on November 17, 2021 of record in Instrument No. 20211117-0153255 Register's Office for Davidson County, Tennessee.

Affidavit as to Heirs of Brian G. Garrett is recorded on November 17, 2021 of record in Instrument No. 20211117-0153254 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Kay Sullivan, an unmarried woman by Quitclaim deed from David Garrett and wife, Chevi M. Olbes and Richard Garrett and wife, Lindsey Turner hereinafter of record in Instrument No. 20211117-0153256 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 17, 2021.

Being the same property conveyed to Joshua C. Sweat and Home Pros Cooperative LLC by Warranty deed from Deborah Kay Sullivan, an unmarried woman of record in Instrument No. 20211117-0153257 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 17, 2021.

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: 2245 Stratford 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 15th day of March, 2022.

Joshua C. Sweat

Homes Pros Cooperative LLC

Sheri Hendel, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of March, 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 15th day of March, 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 herself 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 15th day of March, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Beth Cooper, 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 **March 15, 2022**.

Affiant Signature

March 15, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

15th day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

