Karen Johnson Davidson County
Batch# 838404 DEEDWARR
04/12/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220412-0042211

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF April, 2022.

(Affix Seal) Notary Public

My Commission Expires: 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM EXPIRES MAY 5, 2025

WISIALOWSKI-122099

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#:
Allison Rose Wisialowski,	Canopy Mortgage LLC	071.16-0-393.00
1367 Rosedale Court	360 Technology Ct, Suite 200	
Nashville, TN 37207	Lindon, UT 84042	

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, HOME PROS COOPERATIVE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ALLISON ROSE WISIALOWSKI, AN UNMARRIED WOMAN, 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 Lot No. 10 on the Plan of 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 description.

Being the same property conveyed to Home Pros Cooperative, LLC by deed from Roxie L. Wilson and Keonna Wilson of record in Instrument No. 20211217-0167085, recorded on 12/17/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1367 Rosedale Court, Nashville, Tennessee 37207.

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 31st day of March, 2022 :

Sheri Hendel, Manager of Home Pros Cooperative, LLC

Stacy Swaby by Sheri Hendel, Agent and Attorney in Fact

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Sheri Hendel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of **Home Pros Cooperative, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Sheri Hendel** as **Manager.**

Witness my/our hand(s) this 31 day of March, 2022.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sheri Hendel**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Stacy Swaby**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Stacy Swaby** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 31 day of March, 2022.

My Commission Expires:

Notary Public

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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 04/05/2022 ____ (date of document).

Affiant Signature

04/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of April, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025