Name and Address of New Owner:
Home Pros Cooperative LLC
923 Burchwood Avenue
Nashville, TN 37216

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 853414 DEEDWARR
05/11/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220511-0053724

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07209010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alice S. Herman Rivers , a widow** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Home Pros Cooperative LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 41 on the Map of Burchwood Place, as of record in Book 547, page 183, in the Register of Deeds Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 60 feet on the northerly side of Burchwood Avenue and runs back between parallel lines, 139 feet to a deadline.

Being the same property conveyed to Alice S. Herman Rivers and husband, Thurman L. Rivers, by Warranty Deed from James R. Hooper and wife, Sarah J. Hooper, recorded on May 17, 1974, of record in Book 4816, Page 325, Register's Office for Davidson County, TN.

This is property also known as 923 Burchwood Ave., Nashville, TN 37216.

Thurman L Rivers, deceased , who passed away on June 24 2014

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.

Alice S. Rivers (SEAL)
Alice S. Herman Rivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2022, before me personally appeared Alice S Herman Rivers 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 29th day of April, 2022.

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BRITTANY TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

(Affiant)

Sworn to and subscribed before me this
29th day of April, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4610-BT

202205110053724

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 4/29/2022 (date of document).

Affiant Signature

5/03/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

