BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 856402 DEEDWARR
05/17/2022 09:42:52 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20220517-0056463

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ctafs Properties, LLC	Same as New Owner	
(NAME)	(NAME)	043-15-0-087.00
305 Farris Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOSHUA SWEAT AND HOME PROS COOPERATIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CTAFS PROPERTIES, LLC,** 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 Lots 18, 19, and 20 on the Map of Rock Hill Subdivision of Block "A" on the Property of Emma W. Dismukes, described as follows:

Beginning at a Point in the East Right of Way of Farris Avenue; Thence South 82 degrees 22 minutes 28 seconds East, 200.0 Feet to a Point; Thence South 07 degrees 46 minutes 52 seconds West, 149.8 Feet to a Point; Thence North 82 degrees 22 minutes 28 seconds West, 200.0 Feet to a Point; Thence North 07 degrees 46 minutes 52 seconds East, 149.8 Feet to a Point, which is the Point of Beginning; Containing an Area of 0.69 Acres, more or less, as Shown on Survey by Patrick Coode and Company, LLC, TRLS No. 855, Dated November 4, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Samuel Maurice Robertson, Executor of the Estate of Raymond Hewitt of record in Instrument No. 20211118-0153604 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 18, 2021.

Being part of the same property conveyed to Joshua Sweat and Home Pros Cooperative LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20211201-0159285 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on December 01, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 305 Farris Ave, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 6th day of May, 2022

HOME PROS COOPERATIVE, LLC

BY: _____

SHERI HENDEL, MANAGER

_____

JOSHUA SWEAT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Sweat, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2022.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Home Pros Construction, LLC, and that she as such Manager of Home Pros Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Manager of Home Pros Construction, LLC.

Witness my hand and official seal this 6th day of May, 2022.

Commission expires: 4/27/2025

_____

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON