WARRANTY DEED



HILL-H22178

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF June, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 9-6-22

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#:
Chad Hill and Megan Hill	NEW OWNERS	072.14-0-124.00
1515 Straightway Avenue		
Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 872502 **DEEDWARR**
06/16/2022 09:43:36 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20220616-0068854

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 CHAD HILL AND MEGAN HILL, husband and wife, 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:

Being Lot No. 2, Plat of H.W. Ward's Subdivision part of Brownsville, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Home Pros Cooperative, LLC by deed from John R. Gilbreath, an unmarried man, and Lois Johnson, an unmarried woman of record in Book 20211230-0171716, recorded on 12/30/2021, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1515 Straightway Avenue, Nashville, Tennessee 37206 .

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 14th day of June, 2022 :

Home Pros Cooperative, LLC by **Sheri Hendel as Manager**

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 14 day of June, 2022.

Notary Public

My Commission Expires:

