Karen Johnson Davidson County
Batch# 872569 DEEDWARR
06/16/2022 10:36:19 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220616-0068932

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
KNAUS-H22177

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires:

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#:
John Gerald Knaus and Darrin Layne Buswell	NEW OWNERS	083.01-0-092.00
1047 Sharpe Avenue		
Nashville, TN 37206		

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 JOHN GERALD KNAUS AND DARRIN LAYNE BUSWELL, A MARRIED COUPLE, 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 the southerly 110 feet of Lot No. 57 in Jones and Bradford's Subdivision, of record in Book 161, page 142, Register's Office for said County.

Said part of said Lot No. 57 fronts 50 feet on the Northerly side of Sharpe Avenue and runs back parallel lines110 feet to a deed line.

Being the same property conveyed to Home Pros Cooperative, LLC, by deed from Timothy F. Kidd and Judith Kidd, of record in Instrument No. 20220224-0021035, recorded on 02/24/2022, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1047 Sharpe 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:_____

