Karen Johnson Davidson County
Batch# 891036 DEEDWARR
07/19/2022 03:50:26 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220719-0082892

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00 .

Affiant

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

Notary Public

(Affix Seal)

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-9-2024

KELLY-H22194

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#:
Daniel Joseph Kelly	NEW OWNERS	061.14-0-155.00
3707 Hilltop Lane		
Nashville, TN 37216		

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 DANIEL JOSEPH KELLY, an unmarried man 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. 131 on the plan of E. B. Craig's - Subdivision of record in Book 894, Pages 640 and 641, Register's Office for said County.

Said Lot No. 131 fronts 50 feet on the Westerly side of Craig Street and runs back between parallel lines 140 feet to the Easterly margin of Lot No. 142.

Being the same property conveyed to Home Pros Cooperative, LLC, by Warranty Deed from Linda G. Harris Deskins and Donald Willis Deskins, wife and husband, of record in Instrument No. 20220315-0029956, in the Register's Office of Davidson County, Tennessee, dated March 04, 2022 and recorded on March 15, 2022.

( ) unimproved
This is (X) improved property known as 3707 Hilltop Lane, Nashville, Tennessee 37216 .

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-TAG-22-3707

Witness my/our hand(s) this 14th day of July, 2022 :

_____, Manager _____

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 July, 2022.

_____
Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023