Karen Johnson Davidson County
Batch# 926302 DEEDWARR
10/06/2022 09:45:06 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20221006-0110213

WARRANTY DEED

CAUDILL-H22265

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF September, 2022.

(Affix Seal) Notary Public

My Commission Expires: 1-6-25

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#:
Paul Caudill and Katie Caudill, husband and wife	NEW OWNERS	072-09-0-104.00
923 Burchwood Avenue		
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 PAUL CAUDILL AND KATIE CAUDILL, 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 41 on the Map of Burchwood Place, as of record in Book 547, page 183, in the Register's 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 Home Pros Cooperative, LLC by deed from Alice S. Herman Rivers, a widow of record in Instrument No. 20220511-0053724. recorded on 05/11/2022 in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 923 Burchwood Avenue, 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.

Witness my/our hand(s) this 26th day of September, 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 26 day of September, 2022.

_____

Notary Public

My Commission Expires: 10/21/24

