Karen Johnson Davidson County
Batch# 949247 DEEDWARR
12/08/2022 10:00:12 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20221208-0127902

WARRANTY DEED

MCCOWN-H22310

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF December, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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#:
Cortney McCown	Cadence Bank	061.15-0-031.00
3923 Baxter Avenue	2778 West Jackson St	
Nashville, TN 37216	Tupelo, MS 38801	

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, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **CORTNEY MCCOWN, SINGLE 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 the Northerly 33 feet 4 inches of Lot No. 51 and the Southerly 33 feet 4 inches of Lot 52 on the Plan of Subdivision of Maplewood Home Tract of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said property fronts 66 feet 8 inches on the Westerly margin of Baxter Street and extends back between parallel lines, 225 feet to a deadline.

Being the same property conveyed Home Pros Cooperative, LLC, a Tennessee Limited Liability Company by deed from Alan Keith James and Linda Doris Dixon, husband and wife of record in Inst. #202205180057241, recorded on 05/18/2022, Register's Office for Davidson County, Tennessee.

Previously conveyed to Alan Keith James and Linda Doris Dixon, husband and wife by Warranty Deed from James Hobert Harter, unmarried recorded 08/02/2012 in Inst. #201208020068323.

( ) unimproved
This is (X) improved property known as **3923 Baxter 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 5th day of December, 2022 :

Home Pros Cooperative, LLC by Sheri Hendel. 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 be 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 Sheri Hendel as Manager

Notary Public

My Commission Expires: _____

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