Karen Johnson Davidson County
Batch# 954216 DEEDWARR
12/21/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221221-0131784

WARRANTY DEED

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

CROSS-H22332

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF December, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

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#:
Anthony Cross	NEW OWNER	052-02-0-267.00
405 Randy Road		
Madison, TN 37115		

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 ANTHONY CROSS, married, 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. 86 on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description,

Being the same property conveyed to Home Pro Cooperative, LLC by deed from Brandon Adams, Trustee of the 405 Randy Rd Trust of record in Inst. #202111240156042, recorded on 11/24/2021, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit to correct the Grantee name to Home Pros Cooperative, LLC in Inst. #202112060161435.

( ) unimproved
This is (X) improved property known as 405 Randy Road, Madison, Tennessee 37115 .

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 20th day of December, 2022 :

Home Pros Cooperative, LLC

STATE OF Tennessee

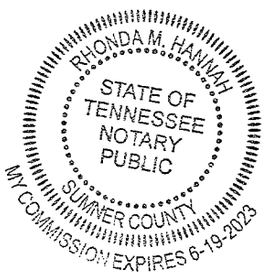
COUNTY OF Sumner

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 20 day of Dec, 2022.

Notary Public

My Commission Expires:_____



Tennessee Certification of Electronic Document

I, Linzy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/20/2022 (date of document).

Affiant Signature

12/21/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24