Karen Johnson Davidson County
Batch# 973924 DEEDWARR
02/24/2023 10:37:45 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20230224-0013165

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF February, 2023.

(Affix Seal) Notary Public

My Commission Expires:

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 6-8-2025

BARNES-H23001

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
Nekos Rashad Barnes	NEW OWNER	042.12-0-046.00
430 Charles Drive		
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, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **NEKOS RASHAD BARNES, a single man with sole ownership**, 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. 19 on the Plan of W.W. Gray of record in Book 974, page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot 19 fronts 100 feet on the northerly side of Melrose Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Home Pros Cooperative, LLC, a Tennessee limited liability company, by warranty deed from Dervy Gutierrez and Felipa Gutierrez, husband and wife of record in Instrument No. 20210726-0100035, recorded on 07/26/2021, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 430 Charles Drive, 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.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: Y-BMR-23-430

Witness my/our hand(s) this 17th day of February, 2023 :

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 17 day of Feb, 2023.

Notary Public

My Commission Expires:_____

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