Prepared by:
Record and Return to:
Chapman & Rosenthal Title,
1620 Westgate Circle, Suite
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 976581 DEEDWARR
03/03/2023 10:01:38 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20230303-0015277

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF March, 2023.

Notary Public

(Affix Seal)

My Commission Expires: Sep. 21, 2026

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

MCGREGOR-H23017

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:	
Sarah McGregor and Marquis Munson, wife and husband	NEW OWNERS	072-13-0-074.00
1017 McClurkan Avenue		
Nashville, TN 37206		

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 SARAH MCGREGOR AND MARQUIS MUNSON, WIFE AND HUSBAND, 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. 91 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page(s) 72 and 73, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Home Pros Cooperative LLC, a Tennessee Limited Liability Company by Deed from Karin Dicker and Raymond P. Dicker, wife and husband, dated 05/18/2022 and filed for record on 05/26/2022 in Instrument #20220526-0061481, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
-Taxes for the year 2023, a lien not yet due and payable.
-Subject to all matters shown on the Plat of record in Plat Book 421, Page(s) 72 and 73, Register's Office for Davidson County, Tennessee.
-Any and all existing easements and restrictions as shown of record not stated herein.

( ) unimproved
This is (X) improved property known as 1017 McClurkan Avenue, Nashville, Tennessee 37206.

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 1st day of March, 2023 :

for Home Pros Cooperative, LLC as 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 1 day of March, 2023.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY