STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Denton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Florence W. Hester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 18th day of July, 2023.

Felicia Coleman
Notary Public
MY COMMISSION EXPIRES: 8/23/26
File No. G23-19286

Karen Johnson Davidson County
Batch# 1029503 DEEDWARR
07/21/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20230721-0056504

NOTARY PUBLIC STATE OF TEXAS
FELICIA L COLEMAN
Notary ID #131695049
My Commission Expires
August 23, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Home Pros Cooperative LLC (NAME)	New Owner (NAME)	042-14-0-077
777 Gillock Street (STREET ADDRESS)	Same (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Florence W. Hester, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Pros Cooperative LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 of Section One, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County.

Said Lot No. 7 fronts 150 feet on the easterly side of Westchester Drive and runs back between parallel lines, 267 feet to a dead line.

Being the same property conveyed to William S. Hester and wife, Florence W. Hester by Deed dated June 18, 2007, recorded June 20, 2007, in Instrument Number 20070620-0073500, in the Register's Office of Davidson County, Tennessee. The said William S. Hester died September 24, 2022 leaving Florence W. Hester as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 406 Westchester Drive, Madison, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 July, 2023.

Florence W. Hester

Florence W. Hester

STATE OF Texas
COUNTY OF Denton

On this ~~20th~~ 18th d.c. day of July, 2023, before me personally appeared Florence W. Hester, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20th~~ 18th d.c. day of July, 2023.

Notary Signature
My commission expires: 8/23/26

NOTARY PUBLIC STATE OF TEXAS
FELICIA L COLEMAN
Notary ID #131695049
My Commission Expires
August 23, 2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 7/20/2023 (date of document).

Affiant Signature

7/21/2023
Date

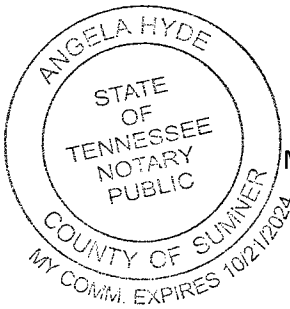
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of July, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: _____