WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

BS-HRE-23-902

(AF

Karen Johnson Davidson County
Batch# 1038138 **DEEDWARR**
08/14/2023 02 54 15 PM 2 pgs
Fees $13 00 Taxes $925 00

20230814-0063177

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Home Pros Cooperative, LLC	**New Owner**	
(NAME)	(NAME)	061-07-0-104 00
216 Cherokee Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **FREDDIE E. GARRETTE, TRUSTEE OF THE GARRETTE FAMILY TRUST DATED DECEMBER16TH, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME PROS COOPERATIVE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 11, Block "E" on the Plan of Broadmoor as of record in Plat Book 547, Pages 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

Said Lot No 11 fronts 50 feet on the Southerly side of Broadmoore Drive, formerly Woodruff Drive, and runs back between parallel lines 150 feet to a dead line

Being the same property conveyed to Freddie Garrette and De-Lois Garrette by Cash Deed for Tennessee from Henry G Cisneros, Secretary of Housing and Urban Development, of Washington, D C of record in Book 10205, page 209, Register's Office for Davidson County, Tennessee, dated September 10, 1996 and recorded on September 27, 1996

The said De-Lois Garrette died intestate January 28, 2014, leaving Freddie E Garrette as the surviving tenant in common and an heir at law, and Betty Jacqueline Garrette as an heir at law as further evidenced in the Affidavit of Heirship of record in Docket No 14P-1057 in the Probate Court of Davidson County, Tennessee

Being the same property conveyed to the Freddie E Garrette, Trustee of the Garrette Family Trust Dated December 16th, 2016, by Quitclaim Deed from Freddie E Garrette and Betty Jacqueline Garrette, as of record in Instrument No 20230814-0063176, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **902 Broadmoor Drive, 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF AUGUST, 2023

Garrette Family Trust, Dated December 16, 2016

BY _____
Freddie E Garrette
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDIE E GARRETTE, TRUSTEE of GARRETTE FAMILY TRUST, DATED DECEMBER 16, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 11th of August, 2023

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FAITH
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212