WARRANTY DEED

BOGGS-H23273

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF October, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 4-13-25

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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#:
Brandon C. Boggs and Katharine J. Boggs, husband and wife	Guaranteed Rate, Inc.	042-14-0-077.00
406 Westchester Drive	3940 N. Ravenswood Ave.	
Madison, TN 37115	Chicago, IL 60613	

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 BRANDON C. BOGGS AND KATHARINE J. BOGGS, HUSBAND AND WIFE, 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. 7 of Section One, Blair Estates, as of record in Book 2663, Page 24, Register's Office for said County.

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

Being the same property conveyed to Home Pros Cooperative LLC by deed from Florence W. Hester, an unmarried woman of record in Inst. #202307210056504, recorded on 07/21/2023, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to William S. Hester and wife, Florence W. Hester by Deed recorded 06/20/2007 in Inst. #20070620-0073500, in the Register's Office of Davidson County, Tennessee. The said William S. Hester died on 09/24/2022, leaving Florence W. Hester as tenants by the entirety.

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

( ) unimproved
This is (X) improved property known as 406 Westchester 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.

Karen Johnson Davidson County
Batch# 1068094 DEEDWARR
11/03/2023 08:24:30 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30
20231103-0086072

Witness my/our hand(s) this 27th day of October, 2023 :

Sheri Hendel, Manager

Home Pros Cooperative, LLC by Sheri Hendel, Manager

STATE OF Tennessee

COUNTY OF Sum

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Sheri Hendel, the bargainor(s), 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 Sheri Hendel as Manager.

Witness my hand/our hands this 27th day of October, 2023.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

True Copy Certification

I, Yvette Meldrum, 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 October 27, 2023.

Signature
October 27, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 27, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025