Karen Johnson Davidson County
Batch# 1094609 DEEDWARR
01/26/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20240126-0005314

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-23-1720

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $384,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of January, 2024.

Notary Public
My Commission Expires:

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Home Pros Cooperative, LLC	New Owner	025-00-0-142.00
777 Gillock St		
Nashville, TN 37216		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Timothy Farmer, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Home Pros Cooperative, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Beginning at a point in the west line of Lot 36, Solitude Acres, Section 2, Part 2, of record in Book 4300, page 138, Register's Office for Davidson County, Tennessee, said point being North 2° 34' East 266.13 feet from the north margin of Dry Creek Road; thence North 82° 30" West 218.13 feet to a point; thence North 6° 30' East 39 feet to a point; thence North 80° 00" West 364 feet to a point; thence South 11° 00' West 81 feet to a point; thence North 73° 30' W 358 feet to a point; thence North 5° 00' East 215 feet to a point; thence South 83°27' East 928 feet to a point, thence South 2° 34' West 261.14 feet to the point of beginning, containing 5 acres, more or less.

TOGETHER WITH the appurtenant easement for ingress/egress as set forth in the deed of record in Book 4537, Page 348, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a iron pin in the edge of a ditch, the common corner of subject property and the property conveyed to Doyle Hasty, as of record in Book 2145, page 187, Register's Office for Davidson County, Tennessee, and following said line between said properties, North 2° 34' East 266.2 feet to a point; thence North 84° 30' West 50 feet to a point; thence South 2° 34' west 266.2 feet to the edge of Dry Creek Road; thence following the northerly line of Dry Creek Road to the point of beginning; said easement being of record in Book 4537, page 344; Book 4537, page 348; Book 4646, page 793 and Book 5827, page 442, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan Kent Farmer by Quit Claim Deed from Hans Theodore Farmer, and wife, Cindy Farmer, and Hal Timothy Farmer, and wife, Christie Farmer, dated 11/30/2018, and recorded 12/11/2018, of record in Instrument 20181211-0120427, Register's Office for Davidson County, Tennessee.

Alan Kent Farmer died intestate on March 15, 2023. The estate of Alan Kent Farmer was probated in the Probate Court of Davidson County, Tennessee. His sole surviving heir at the time of his death was his son, Alan Timothy Farmer. The Affidavits of Heirship of Joe Lynn, Jr and Alan Kent Farmer establishing that the decedent Alan Kent Farmer had only the one heir at the time of his death are being recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 309 Dry Creek Road, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24 day of January, 2024.

Alan Timothy Farmer

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan Timothy Farmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 24 day of January, 2024.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Linzi 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 11/24/2024 (date of document).

Affiant Signature

11/25/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of January, 2024.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/24