Karen Johnson Davidson County
Batch# 1095786 DEEDWARR
01/30/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240130-0006460

WARRANTY DEED

BUTZ-H24003

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF January, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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#:
Paige Butz, a single woman	Same	081-07-0-104.00
902 Broadmoor Drive		
Nashville, TN 37216		

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 PAIGE BUTZ, A SINGLE WOMAN, 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. 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.

Being the same property conveyed to Garrette Family Trust dated 16th, 2016 by Quitclaim Deed from Freddie E. Garrette and Betty Jacqueline Garrette of record in Instrument No. 20230814-0063176 Register's Office for Davidson County, Tennessee, dated August 10, 2023 and recorded on August 14, 2023.

Being the same property conveyed to Home Pros Cooperative LLC by Warranty Deed from Freddie E. Garrette, trustee of the Garrette Family Trust dated December 16th 2016 of record in Instrument No. 20230814-0063177 Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded on August 14, 2023.

This is (X) 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, 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 29th day of January, 2024 :

Sheri Hendel, Manager

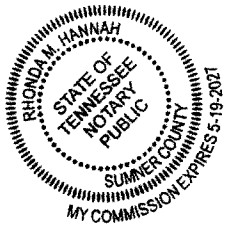
Sheri Hendel, Manager

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.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 29, 2024.

J. Carlton Drumwright

January 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY