Karen Johnson Davidson County
Batch# 1118350 DEEDWARR
04/03/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20240403-0023565

# WARRANTY DEED

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

HOMEPROS-H24064

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

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#: |
|---|---|---|
| Home Pros Cooperative, LLC | Home Pros Cooperative LLC | 043.15-0-089.00 |
| 217 Farris Avenue | 711 Gillock Street | |
| Madison, TN 37115 | 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, STEWART SOUTHARD , AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HOME PROS COOPERATIVE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lots Nos. 16 and 17 on the map of Rock Hill Subdivision of Block "A" of the property of Mr. Emma W. Dismukes in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August of 1945 as follows:

Beginning on the easterly margin of Farris Avenue at a point 650 ft. south of the property conveyed to McHale Farris and wife, by deed from Emma W. Dismukes, of record in Book 1244, Page 138, Register's Office for said County, said point being the corner of Lots Nos. 15 and 16; thence with the line between said two lots, easterly 200 ft., thence southwardly 100 ft. to the corner of Lots Nos. 17 and 18; thence with the line between said two lots, westwardly 200 ft. to the easterly margin of said avenue; thence with said avenue, northwardly 100 ft. to the beginning.

BEING the same property conveyed to Stewart Southard, an unmarried man by Quitclaim Deed from Steward Southard, A/K/A Stewart R. Southard, unmarried, dated 11/25/2017 and filed for record on 12/04/2017 in Instrument No. 20171204-0123614, in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 217 Farris Avenue, 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.

Witness my/our hand(s) this 2nd day of April, 2024 :

Stewart Southard

STATE OF ~~Tennessee~~ Iowa

COUNTY OF Linn

Personally appeared before me, Ann Solomon, a Notary Public in and for said County and State, the within named STEWART SOUTHARD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~Stewart Southard~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at US Bank Westdale, _____, this 2nd day of April, 2024.

Notary Public

My Commission Expires: Nov. 23, 2024

NOTARIAL SEAL IOWA

ANN SOLOMON
Commission No. 835908
My Comm. Expires Nov. 23, 2024

**Tennessee Certification of Electronic Document**

I, Lindsey 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 4/02/2024 (date of document).

Affiant Signature

4/03/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of April, 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: