Karen Johnson Davidson County
Batch# 1133172 DEEDWARR
05/09/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240509-0034279

WARRANTY DEED

BRITTON M SCHAUER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HOMEPROS-H24094

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF May, 2024.

(Affix Seal) Notary Public

My Commission Expires: 6-7-25

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	First National Bank	18-11-10
217 Engel Avenue	100 Cinema Dr.	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

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, WILLIAM D. MCDONALD AND WIFE, CAMILLA M. MCDONALD, 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 LIABILITY 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Connell Estates, Section 2, a plat of which is of record in Book 2900, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William D. McDonald and wife, Camilla M. McDonald by deed from Don L. Hudson and wife, Wanda S. Hudson of record in Book 8154, Page 516, recorded on 07/17/1990, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 217 Engel Avenue, Goodlettsville, Tennessee 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 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 8th day of May, 2024 :

William D. McDonald

Camilla M. McDonald

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named WILLIAM D. MCDONALD AND CAMILLA M. MCDONALD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 8th day of May, 2024.

Notary Public

My Commission Expires: 10/21/24

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

Tennessee Certification of Electronic Document

I, Brandon Schneider, 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 May 8th, 2024 (date of document).

Affiant Signature

5-9-24
Date

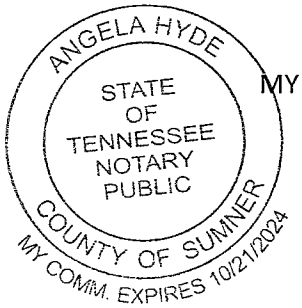
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of May, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24