2024-0850

Karen Johnson Davidson County
Batch# 1193710 DEEDWARR
10/15/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,118.25
20241015-0079945

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,500.00 .

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KESSLER-H24232

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#:
Amberlee Kessler and Benjamin Kessler	NEW OWNER	18-11-10
217 Engel Avenue		
Goodlettsville, TN 37072		

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, a Tennessee limited liability company hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AMBERLEE KESSLER AND BENJAMIN KESSLER, WIFE AND HUSBAND, 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 Home Pros Cooperative, LLC, a Tennessee Limited Liability Company by deed from William D. McDonald and wife, Camilla M. McDonald of record in Instrument No. 202405090034279, recorded on 05/09/2024, 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 2 day of October, 2024 :

Stacy Swaby, Member

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, Stacy Swaby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Member of Home Pros Cooperative, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Stacy Swaby as Manager.

Witness my hand and official seal at Sumner Co, Tennessee, this 2 day of October, 2024.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/2/24 (date of document).

Affiant Signature

10/15/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON