Karen Johnson Davidson County
Batch# 1232725 DEEDWARR
01/31/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20250131-0007649

WARRANTY DEED

ANGELA HYDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

ST.JOHN-H24286

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF January, 2025.

(Affix Seal) Notary Public

My Commission Expires: 10/24/28

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#:
Taylere Blanc	American Pacific Mortgage Corp and/or Warehouse Le	043.15-0-089.00
217 Farris Avenue	3000 Lava Ridge Court, Ste 200	
Madison, TN 37115	Roseville, CA 95661	

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 **TAYLERE BLANC, unmarried 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:

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 Home Pros Cooperative, LLC by deed from Stewart Southard, an unmarried man, of record in Instrument No. 20240403-0023565, recorded on 04/03/2024, in Register's Office for Davidson County, Tennessee.

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 31st day of January, 2025 :

Home Pros Cooperative, LLC by Sheri Hendel as Manager

Home Pros Cooperative, LLC by Sheri Hendel as 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 **SHERI HENDEL** as **MANAGER**.

Witness my/our hand(s) this 31 day of Jan, 2025 RH

Notary Public

My Commission Expires:_____

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

Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 1.31.2025 (date of document).

Affiant Signature

January 31, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of January, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL