Karen Johnson Davidson County
Batch# 1270318 DEEDWARR
05/08/2025 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250508-0035898

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Harris-P25-0096

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3/29/29

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 Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Marissa Harris	New owner	6-16-34
2805 Alhambra Circle		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Home Pros Cooperative LLC**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Marissa Harris, an unmarried woman**, hereinafter called the Grantee, 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 the southerly part of Lot No. 69 on the Plan of Capital View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of Alhambra Circle, at the southwest corner of part of Lot 69 conveyed to Paul W. Lee, Jr. and wife, by two deeds from John G. Bransford, et al of record in Book 1469, Page 618 and Book 1492, Page 47, said Register's Office; thence with the easterly margin of said Circle, southwardly 70 feet to the northwest corner of Lot 68 on said map; thence with line between said lots 68 and 69, eastwardly 243.3 feet to the common corner of lots 53, 54, 68 and 69; thence with the line between said Lot 53 and 69, northwardly feet to the southern boundary line of above Lee property; thence with the southern boundary line of said Lee property westwardly 240 feet more or less to the point of beginning.

Being the same property conveyed to Home Pros Cooperative, LLC by deed from Joe B. Bone and wife, Martha Bone of record in Inst. No. 202209200104444, recorded on 09/09/2022, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **2805 Alhambra Circle, Nashville, TN 37207**

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 GRANTOR, 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 7th day of May, 2025:

Home Pros Cooperative LLC

BY: _____
Stacy Swaby, Member

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public 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 himself/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 Member.

Witness my hand, at office, this 7th day of May, 2025.

_____

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, J. Trent Lehman, 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 5/7/25.

Date

Affiant Signature

5/7/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

