FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **310,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/12/2025** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1272490 DEEDWARR
05/13/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250513-0037689

FOUR STAR TITLE LLC
ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Pros Cooperative, LLC	Same	**042-09-0-057.00**
411 Kemper Drive Madison, TN 37115	777 Gillock St. Nashville, TN 37216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lloyd A. Van Hook, widower,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Home Pros Cooperative, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 10 on the Plan of Kemper Heights, Section 5, as of record in Book 3106, page 52, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of North Kemper Drive at the common corner of Lots Nos. 9 and 10 on said plan; thence with the line between said two lots southeasterly 443.45 feet to a monument; thence north 0° 55' east 452.96 feet to a monument in the southerly margin of said Drive; thence with the southerly margin of said Drive south 87° 30'

west 0.7 feet to a monument at the beginning of a curve; thence with the same around a slight curve to the left westerly 155.44 feet to a monument; thence with the same south 67° 15' west 23.17 feet to the beginning.

Being the same property conveyed to Lloyd A. Van Hook and wife, *Betty W. Van Hook by Deed dated May 23, 1962, from Charles W. Evilcizer and wife, Juanita S. Evilcizer, recorded May 24, 1962, in Book 3377, Pages 555-556, in the Register's Office of Davidson County, Tennessee. *Betty W. Van Hook having since passed on February 23, 2015

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **411 Kemper Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **May, 2025**.

Lloyd A. Van Hook

Lloyd A. Van Hook

STATE OF **TENNESSEE**
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lloyd A. Van Hook**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **May, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/25

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 5.12.25 (date of document).

Affiant Signature

May 13, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of May, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL