Karen Johnson Davidson County
Batch# 1293186 DEEDWARR
07/02/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20250702-0052498

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-3309

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2025

Notary Public

Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Home Pros Cooperative LLC<br>1049 Gwynn Drive<br>Nashville, TN 37216 | 777 Gillock St<br>Nashville, TN<br>37216 | 061-07-0-136 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Keri Adonna Zeller, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Home Pros Cooperative LLC, a Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 18 of Block "D" on the Map of Broadmoor of record in Plat Book 547, Page 161-162 in the Register's Office for Davidson County, Tennessee.
Said Lot No. 18 fronts 50 feet on the northerly side of Gwynn Drive and runs back between parallel line, 150 feet to a dead line.

BEING the same property conveyed by Warranty Deed from Sun West Mortgage Company, Inc to Keri Adonna Calhoun, Single, recorded July 8, 2014, as Instrument No. 20140708-0060186 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1049 Gwynn Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Dated this the 2nd day of July, 2025.

Keri Adonna Zeller

Keri Adonna Zeller

STATE OF Texas
COUNTY OF Travis

Before me, Leonardo Raul Anguiano, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, Keri Adonna Zeller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 2nd day of July, 2025.

Leonardo Raul Anguiano

Notary Signature
My commission expires: 08/31/2027

NOTARY PUBLIC STATE OF TEXAS

**Leonardo Raul Anguiano**

ID NUMBER
134535742
COMMISSION EXPIRES
**August 31, 2027**

Electronically signed and notarized online using the Proof platform.

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 7.2.25 (date of document).

Angela Hyde
Affiant Signature

July 2, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of July, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29