Karen Johnson Davidson County
Batch# 1295851 DEEDWARR
07/10/2025 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20250710-0054469

WARRANTY DEED

CAMERON VENTURA
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Locklear-P25-0116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 01-04-2027

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).:
Bonnie Locklear	WELLS FARGO	042.09-0-032.00
109 Arta Drive	1801 PARK VIEW DR.	
Madison, TN 37216	SHOREVIEW, MN 55126-5030	

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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Bonnie Locklear, 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 Lot No. 7 on the Plan of Section One Add (erroneously omitted from previous deed of record), Kemper Heights, of record in Plat Book 2331, Pages 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Home Pros Cooperative, LLC, a Tennessee Limited Liability Company by deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 202501310007539, recorded on 01/31/2025, Register's Office for Davidson County, Tennessee.

Previously conveyed to Music City Holdings, LLC by Warranty Deed from Larry E. Graham, an unmarried man recorded in Instrument No. 202501310007435; and previously to Larrry E. Graham, an unmarried person by Warranty Deed from Karen Ray, married and Karen Ray, Executrix of the Carrie Lane Estate recorded in Instrument No. 201211300109931.

unimproved ☐
This is improved ☑ Property known as: **109 Arta Drive, Madison, 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 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 2nd day of July, 25:

Home Pros Cooperative, LLC by Sheri Hendel as Manager

BY: _____, Manager

STATE OF TN

COUNTY OF Sumner

Personally appeard before me, the undersigned authority, a Notary Publie in and for said County and State, the undersigned, Sheri Hendel, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged 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 2nd day of June, 2025

_____

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 2, 2025.

July 8, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 8 day of July, 2025.

Notary Public: _____

My Commission Expires: 7.6.26