Karen Johnson Davidson County
Batch# 1311299 DEEDWARR
08/18/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250818-0065619

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Rogers-P25-0190

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).:
Addison Rogers	same	096.06-0-034.00
2832 Colonial Circle		
Nashville, TN 37214		

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 Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Addison Rogers and Keaton Murphy, wife and husband**, 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. 22 on the Map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the north side of Colonial Circle and runs back 248.96 feet on the west line and 245.96 feet on the east line to a deadline, measuring 70.08 feet thereon.

Being the same property conveyed to Home Pros Cooperative, LLC, a Limited Liability Company by deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 202505050034698, recorded on 05/05/2025, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **2832 Colonial Circle, Nashville, TN 37214**

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 14 day of August, 2025:

Home Pros Cooperative, LLC, a Limited Liability Company

Sheri Hendel, Manager

Sheri Hendel, 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 the Sheri Hendel as Manager.

Witness my/our hand(s) this 14 day of August, 2025.

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, **J. Carlton Drumwright**, 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 August 15, 2025.

J. Carlton Drumwright

August 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY