This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510654 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$320,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19th day of August, 2025. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of August, 2025, among:

TERESA LYNN WARREN, UNMARRIED

AND RONALD WAYNE WARREN, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HOME PROS COOPERATIVE LLC
A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 1313531 DEEDWARR
08/22/2025 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250822-0067199

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Map of the re-sundivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dewey Wayne Warren and wife, Barbara Jean Warren by deed from Verda Moore, dated December 16, 1975, of record in Book 4980, page 965, Register's Office for Davidson County, Tennessee. The property was further conveyed to Dewey Wayne Warren and wife, Barbara Jean Warren, a ½ undivided interest and Ronald Wayne Warren, single, a ¼ undivided interest and Teresa Weaver, a ¼ undivided interest, all as joint tenants with right of survivorship by deed from Dewey Wayne Warren and wife, Barbara Jean Warren, dated August 10, 2004, of record in Instrument No. 20040818-0099786, said Register's Office. The said Dewey Wayne Warren having since died on February 4, 2006, leaving Barbara Jean Warren as surviving tenant by the entirety. The property was further conveyed to Barbara Jean Warren, unmarried, a ½ undivided interest and Teresa Weaver, a ½ undivided interest, as joint tenants with right of survivorship by deed from Ronald Wayne Warren, single, a ¼ undivided interest, dated March 30, 2006, of record in Instrument No. 20060405-0038699, said Register's Office. The property was further conveyed to Teresa Warren, Randall Thomas Warren and Ronald Wayne Warren, as tenants in common with right of survivorship by deed from Barbara Jean Warren, unmarried and Teresa Weaver, dated January 23, 2013, of record in Instrument No. 20130124-0007763, said Register's Office. And, further conveyed to Barbara Jean Warren, Teresa Warren, Randall Thomas Warren and Ronald Wayne Warren, as tenants in common with right of survivorship by deed from Teresa Warren, Randall Thomas Warren and Ronald Wayne Warren, dated August 6, 2013, of record in Instrument No. 20130808-0083106, said Register's Office. The said Barbara Jean Warren having since died on September 18, 2016. The said Randall Thomas Warren having since died on January 18, 2024 and pursuant to Affidavits of Heirship of record in Instrument No. 20250821-0067047, said Register's Office, his sole heirs at law being Teresa Lynn Warren and Ronald Wayne Warren.

Being also known as 1118 Sunnymeade Drive, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.
SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.
FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**
THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Teresa Lynn Warren

Teresa Lynn Warren

Ronald Wayne Warren

Ronald Wayne Warren

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Teresa Lynn Warren and Ronald Wayne Warren, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2025.

Notary Public
My Commission Expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Owner Name & Property Address:

Name: Home Pros Cooperative LLC
Address: 1118 Sunnymeade Drive
City, State, Zip: Nashville, TN 37216

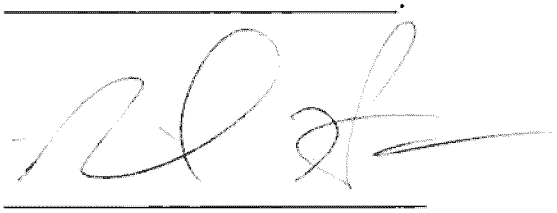
Responsible Party For Taxes:

Name: Home Pros Cooperative LLC
Address: 777 Gillock ST
City, State, Zip: Nashville TN 37216

Tax ID: 016-15-173.00

Certificate of Authenticity

I, Nick Harris, 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 19, 2025.



Affiant Signature

8/19/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

