PREPARED BY: RETURNED TO:
BANKER TITLE & ESCROW CORP
5107 MAIN/LAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

Janice Collins
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2025

Kim Murray
Notary Public

(Affix Seal)

My Commission Expires 3/7/2026

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson
Batch # 1320113
09/09/2025 10 03 41 AM
Fees $13 00 Taxes $2,090 50

Davidson County
DEEDWARR
2 pgs

20250909-0071859

IIS 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)
Ashlee Cooper		42-9-57
411 Kemper Drive North	New Owner	
Madison, TN 37115		

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**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Ashlee Cooper, 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 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 Lot 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 degrees 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 degrees 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 degrees 15' West 23 17 feet to the beginning.

Being the same property conveyed to Home Pros Cooperative, LLC by deed from Lloyd A Van Hook, widower of record in Instrument No 202505130037689, recorded on 05/13/2025, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☑ Property known as **411 Kemper Drive North, Madison, TN 37115**

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 5th day of September, 2025

Home Pros Cooperative, LLC

BY: _____
Stacy Swaby, Member

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, Stacy Swaby, 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 Member 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 Stacy Swaby as Member

Witness my/our hand(s) this 5th day of Sept., 2025

_____
Notary Public

My Commission Expires 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER