Karen Johnson Davidson County
Batch# 1357233 DEEDWARR
12/12/2025 07:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20251212-0098908

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-546

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Home Pros Cooperative LLC	Same as new owner	082 04 0 327.00
(NAME) 777 Gillock Street	(NAME) Same	
(ADDRESS) Nashville TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andre Q. Gibson and Tanga A. Gibson, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Home Pros Cooperative LLC, a Tennessee Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 841 Seymour Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantors covenants with Grantee(s) that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 11th day of December, 2025.

GRANTORS:

Andre Q. Gibson

Tanga A. Gibson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Andre Q. Gibson and Tanga A. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of December, 2025.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Map of NASHVILLE TRUST COMPANY'S SUBDIVISION OF THE A.W. SHRYER'S PROPERTY, of record in Plat Book 843, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 53 feet on the Northerly side of Seymour Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property being conveyed to Andre Q. Gibson and wife, Tanga A. Gibson, by Warranty Deed from Wayne Stevens, Trustee, of record in Book 9681, Page 821, in the Register's Office of Davidson County, Tennessee, dated May 18, 1995 and recorded on May 26, 1995.

Tennessee Certification of Electronic Document

I, Angel Hydl, 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 12-11-25 (date of document).

Affiant Signature

December 11, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSIONED

NOTARY SEAL

MY COMMISSION EXPIRES: 4.22.29