Karen Johnson Davidson County
Batch# 1376577 DEEDWARR
02/05/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,634.40
20260205-0008261

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Martin-P26-0004

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $712,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

(Affix Seal) Notary Public

My Commission Expires: 5-9-26

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).:
Matthew David Martin and Bailey Catherine Martin	New Owners	061.07-0-136.00
1049 Gwynn Drive		
Nashville, TN 37216		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, 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 **Matthew David Martin and Bailey Catherine Martin, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "D" on the Map of Broadmoor of record in Plat Book 547, Page 161-162 in the Register's Office for Davidson County, Tennessee.
Said Lot No. 18 fronts 50 feet on the northerly side of Gwynn Drive and runs back between parallel line, 150 feet to a dead line.

BEING the same property conveyed to Home Pros Cooperative, LLC, a Limited Liability Company by Warranty Deed from Keri Adonna Zeller, an unmarried woman, of record in Instrument No. 20250702-0052498, recorded on 07-02-2025, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **1049 Gwynn Drive, Nashville, 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 GRANTEES, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEES 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 GRANTEES, 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 30 day of Jan, 2026

Home Pros Cooperative LLC

BY: _____
Sheri Hendel, Manager

STATE OF TN

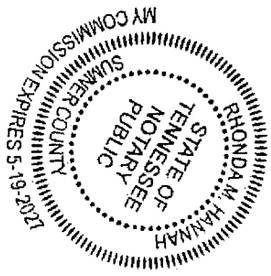
COUNTY OF Sumner

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 30 day of Jan, 2026.

_____
Notary Public

My Commission Expires: 5-19-27



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 January 30, 2026.

Affiant Signature

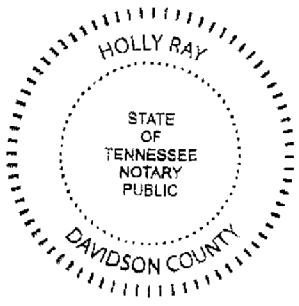
January 30, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of January 2026.



Notary's Signature

My Commission Expires: 03/09/27