Karen Johnson Davidson County
Batch# 1402183 DEEDWARR
04/06/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260406-0027415

ABBY L. WOODWARD
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 $270,000.00

Affiant

Subscribed and sworn to before me, this 2 day of April, 2026.

Notary Public
My commission expires: 4.25.29

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Home Pros Cooperative, LLC	SAME	**04209011300**
812 Tuckahoe Dr	777 Gillock St.	
Madison, TN 37115	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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mariah Ellison, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Home Pros Cooperative, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 57, Plan of Kemper Heights, Section 2, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mariah Jones, unmarried, by Warranty Deed from Carl MacLeod and Evelyn Johnson, Trustees of the Christie Lorene Bledsoe Trust, dated February 27, 2013, of record in Instrument No. 20130304-0021383, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Mariah Jones is now known as and is one and the same person as Mariah Ellison. Latroy Lee Ellison joins in the execution of Warranty Deed to convey any marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 812 Tuckahoe Dr, 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 GRANTEES, their heirs and assigns forever; and we 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 the same in 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.

Mariah Ellison Date: 4/1/26
Mariah Ellison

Latroy Lee Ellison Date: 4-1-26
Latroy Lee Ellison

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Mariah Ellison and Latroy Lee Ellison, the within named Grantor(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, at office, this 1st day of April, 2026.

D Paulsson
NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-19-2028

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 4.2.26 (date of document).

Angel Hyde
Affiant Signature

April 2, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29

NOTARY'S SEAL