Karen Johnson Davidson County
Batch# 1402472 DEEDWARR
04/07/2026 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260407-0027713

WARRANTY DEED Ruplinger-P26-0046	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2026. (Affix Seal) Notary Public My Commission Expires: 11-5-29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

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):
Rea Ruplinger	LEGACY HOME LOANS, LLC	061.15-0-173.00
1118 Sunnymeade Drive	406 HIGHWAY 76	
Nashville, TN 37216	WHITE HOUSE, TN 37188	

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 **Rea Ruplinger, 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 Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Map of the re-subdivision of Sunnymeade, as of record in Book 974, Page 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 Home Pros Cooperative LLC, a Tennessee limited liability company by deed from Teresa Lynn Warren, unmarried and Ronald Wanye Warren, unmarried of record in Instrument No. 22508220067199, recorded on 08/22/2025, Register's Office for Davidson County, Tennessee.

Previously conveyed to Dewey Wayne Warren and wife, Barbara Jean Warren by deed from Verda Moore recorded 12/18/1975 in Book 4980, Page 965. A ¼ interest each was conveyed to Ronald Wayne Warren and Teresa Weaver by Quitclaim deed recorded in Instrument No. 200408180099786. Dewey Wayne Warren then died on 02/04/2006, vesting his interest in Barbara Jean Warren and/or Teresa Weaver by Quitclaim deed recorded in Instrument No. 200604050038699 (wording unclear as to whether he conveyed ½ of his ¼ to each, or conveyed such interest as would create ½ and ½ title, which would be his entire interest to Teresa Weaver). Barbara Jean Warren and Teresa Weaver then conveyed to Teresa Warren, Randall Thomas Warren and Ronald Wayne Warren, all as tenants in common with right of survivorship by deed recorded in Instrument No. 201301240007763. A further Quitclaim Deed re-adding Barbara Jean Warren as a tenant was then recorded in Instrument No. 201308080083106. Barbara Jean Warren having died on 09/18/2016 and Randall Thomas Warren having died on 01/18/2024, leaving Teresa Warren and Ronald Wayne Warren as the surviving tenants. Affidavit of Heirship Ronald Wayne Warren recorded in Instrument No. 202508210067047.

unimproved ☐
This is improved ☑ Property known as: **1118 Sunnymeade 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 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 27th day of March, 2026.

Home Pros Cooperative LLC

BY: _____
Stacy Swaby, Member

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Publie in and for said County and State, the undersigned, STACY SWABY, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself 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 STACY SWABY as Member.

Witness my/our hand(s) this 27th day of ~~June~~ March, 2026.

_____
Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 27. 2026

Affiant Signature

3rd day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028