Karen Johnson Davidson County
Batch# 1404866 DEEDWARR
04/13/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20260413-0029984

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires:

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2029

Meredith-P26-0058

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).:
Evan Meredith	**New Owner**	82-4-327
841 Seymour Avenue		
Nashville, TN 37206		

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 **Evan M. Meredith, an unmarried man**, 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. 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 conveyed to Home Pros Cooperative LLC by deed from Andre Q. Gibson and Tanga A. Gibson, husband and wife of record in Instrument No. 202512120098908, recorded on 12/12/2025, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **841 Seymour Avenue, Nashville, TN 37206**

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 10th day of April, 2026.

Home Pros Cooperative LLC

BY: _____
Sheri Hendel, Manager

STATE OF TN

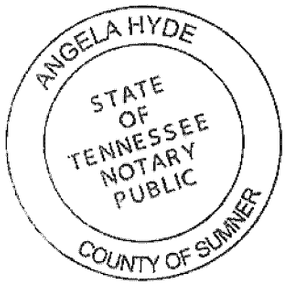
COUNTY OF Sumner

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

Witness my/our hand(s) this _____day of April 10, 2026.

_____
Notary Public

My Commission Expires: 10/24/28



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **April 10, 2026**.

Date

Alli P

Affiant Signature

4/13/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County