Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1445221
07/13/2026 09:33:19 AM
Fees: $13.00 Taxes: $2,349.50

Davidson County
DEEDWARR
2 pgs

20260713-0062722

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2026.

(Affix Seal)

Notary Public

My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

McKinley-P26-0140

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).:
Shaun McKinley	NEW OWNER	41-3-16
1314 Dalemere Drive		
Nashville, TN 37207		

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 **Shaun McKinley, married**, 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. 128, Dalemere Subdivision, Section 6, of record in Plat Book 3700, page 22, as amended in Deed Book 6081, page 582, 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 Home Pros Cooperative, LLC by Deed from Shannon B. Hall, unmarried of record in Inst # 20260320-0022373 record on 03/20/2026, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **1314 Dalemere Drive, Nashville, TN 37207**

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 9th day of July, 2026

Home Pros Cooperative, LLC

BY: Stacy Swaby, Sole Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public 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 Sole 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 Sole Member.

Witness my hand and official seal at Sumner County, TN this 9th day of July, 2026.

My Commission Expires:
10/24/28

Notary Public

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER