Karen Johnson Davidson County
Batch# 777348 DEEDWARR
12/21/2021 12:16:30 PM 5 pgs
Fees: $28.00 Taxes: $666.00
20211221-0168502

Prepared by:
Bill W. Pemerton, Esq.
Horton, Ballard & Pemerton PLLC
735 Broad Street, Ste. 306
Chattanooga, Tennessee 37402

Owner(s):
Kaleb M. Cretsinger
303 Dinwiddie Dr.
Madison, TN 37115-2408

Send Tax Bills To: Same as New Owner 71658253-7965193

WARRANTY DEED

THIS INSTRUMENT made and entered into this 13th day of Dec, 2021, by and between Arlina Rinne Rider, an unmarried woman, hereinafter referenced as "Grantor" and Steven Rider and wife Angela Rider, as joint tenants with right of survivorship, hereinafter referenced as the "Grantees":

WITNESSETH

For and in consideration of One Hundred Eighty Thousand Dollars and no/100 ($180,000.00) cash in hand, the receipt of which is hereby acknowledged, Grantor does hereby convey, transfer, remise, release, and relinquish unto Grantees, Grantees' heirs and assigns, all of Grantor's right, title and interest, in and to the following described real estate:

Tax Id Number(s): 03414000100

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 303 Dinwiddie Drive, Madison, TN 37115-2408

Being the same property conveyed to Arlina Rinne Rider, by deed dated May 29, 2020 of record in Deed Instrument/Case No. 20200615-0060941, in the County Clerk's Office.

Together with all and singular, the right, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

PCL 71658253DWAR01010104

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, his/her/their heirs and assigns forever in fee simple.

And the said Grantor(s), her/him/themselves, their heirs, executors and administrators do hereby covenant with the Grantee(s), her/his/their heirs and assigns, that the Grantor(s) are lawfully seized in fee simple of the premises above conveyed, and that the Grantor(s) has full power, authority and right to convey the same; that said premises are free from all liens and encumbrances, and that the Grantor(s) will forever warrant and defend the said premises and the title thereto against lawful claims of all persons, whomsoever.

This document was prepared with information furnished by the parties involved. The preparer makes no representation as to title or accuracy of the property description used herein. Legal description was taken from previous deed. No survey was obtained.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and affixed his/her seal the day and year first above written.

[Signatures on following pages]

202112210168502

Arlina Rinne Rider
GRANTOR – Arlina Rinne Rider

STATE OF Tennessee)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said county and state, Arlina Rinne Rider, the within named bargainer, with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal this 13th day of December, 2021.

Takisha Murphy

NOTARY PUBLIC

My Commission Expires
May 9, 2023

My Commission Exp: _____



PCL 71658253DWAR01010304

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Grantee - Steven Rider

Grantee - Angela Rider

WITNESS my hand and notarial seal this 13th day of December, 2021.

NOTARY PUBLIC

My Commission Exp: My Commission Expires May 9, 2023

This instrument prepared in the offices of Horton, Ballard & Pemerton PLLC, 735 Broad Street, Ste. 306, Chattanooga, Tennessee 37402, from information provided by the parties. Horton, Ballard & Pemerton PLLC makes no representation as to title or accuracy.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 71658253DWAR01010404

Tennessee Certification of Electronic Document

I, PETSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 12/13/2021 (date of document).

Affiant Signature

Dec 15, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 15 day of December, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026