Karen Johnson Davidson County
Batch# 988038 DEEDWARR
04/04/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20230404-0024330

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023.

Notary Public

My commission expires: ~~My Commission Expires~~ January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Annaliese E Kowert **Ripley I Whiteside**	New Owner	**04305013200**
814 Delaware Ave		
Madison, TN 37115		

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 ACKNOWLEDGED, WE, **Denver Rice, widowed,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Annaliese E Kowert, an unmarried woman, and Ripley I Whiteside, an unmarried man, as joint tenants with right of survivorship,** 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:

Property known as: 814 Delaware Ave, Madison, TN 37115, County of Davidson

Land located in Davidson County, Tennessee being Lot No. 8, Block C on the map of Cedar Crest Estates of record in Book 974, page 15, Register's Office for Davidson County, Tennessee to which reference is made for a more particular description.

Being the same property conveyed to Denver Rice and wife, Linda L. Rice, as tenants by the entirety, by Warranty Deed from Ada J. Hutcheson, dated 06/26/1973 and recorded 06/29/1973 in Book 4723, Page 372, Register's Office for Davidson County, Tennessee. Said Linda L. Rice now deceased on 5/25/2022.

Tax Map/Parcel ID: 04305013200

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 814 Delaware Ave, 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

LTE File No.: 23-1128TN

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.

Witness my/our hand(s) this 31st day of March, 2023.

Denver Rice

Denver Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2023, before me personally appeared **Denver Rice**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of March, 2023.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1008-KS

LTE File No.: 23-1128TN

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 3-31-23.

Kathy Smith
Affiant Signature

3-31-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 31, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY