Karen Johnson Davidson County
Batch# 1103834 DEEDWARR
02/22/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20240222-0012295

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $398,000.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2024. Notary Public My commission expires: 12/20/2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tule River Homebuyer Earned Equity Agency		**164 09 0 010.00**
5709 Cedar Ash Crossing	**New Owner**	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alice Owens Gatlin, an unmarried woman*

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tule River Homebuyer Earned Equity Agency

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 281 on the plan of Asheford Crossing, Section One of record in Plat Book 7900, Page 937, Register's Office of Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 281 which is a corner Lot fronts 40.00 feet on the Northwesterly margin of Cedar Ash Crossing and fronts 91.47 feet on the broken Northeasterly margin of Cedar Ash Court, said frontages being joined by a curve having a length of 37.26 feet and extends back 182.73 feet on the Northeasterly line and 102.51 feet on the Northwesterly line to a point of intersection.

Being the same property conveyed to Alice Owens Gatlin aka Alice L. Bowen, a married woman, by Quitclaim Deed from Oris Gerome Bowen, a married man, of record in Instrument No. 20220311-0028314, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 11, 2022.

*The said Alice Owens Gatlin having since divorced, and by that Final Decree of Divorce and Marital Dissolution Agreement, was awarded all right, title, and interest in and to the subject property, and as further evidenced by the aforementioned Quitclaim Deed, the said Oris Gerome Bowen relinquished any right, title, and interest, specifically any marital or spousal interest, he may have had in the subject property.

LTC

This is improved property known as **5709 Cedar Ash Crossing, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of February, 2024.

Alice Owens Gatlin

STATE OF VIRGINIA
COUNTY OF ALBEMARLE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alice Owens Gatlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of February, 2024.

Notary Public
My Commission Expires: 10-31-2024

TELISA L ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2024

Lenders Title Company File No. 24-001299-524

LTC

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/14/2024 (date of document).

Affiant Signature

02/22/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY