When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-22616-RR

Name and Address of New Owner:
Cedeidra Ammons
248 Mary Joe Martin Drive
La Vergne, TN 37086

Karen Johnson Davidson County
Batch# 1134346 DEEDWARR
05/13/2024 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,084.10
20240513-0035180

Send Tax Bills To:
Novus Home Mortgage
20225 Water Tower Blvd. Suite 400
Brookfield, WI 53045

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Map & Parcel No: 163-16-0D-005-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shannon Melinda Lee, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cedeidra Ammons, an unmarried woman, and Marvin Polk, a married man, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Unit/Lot Number 5, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation to Shannon Melinda Lee, an unmarried woman, recorded October 28, 2019, as Instrument No. 20191028-0110062 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $199,990.00.

Commonly Known As: 5866 Monroe Crossing, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

_____ (SEAL)
Shannon Melinda Lee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10th day of May, 2024, before me personally appeared Shannon Melinda Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

_____
Notary Signature
My commission expires: 02/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $293,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cedeidra Ammons
Signature

Cedeidra Ammons
Print Name

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary Signature
My commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/10/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/13/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** May, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

