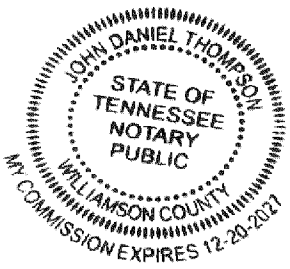
Karen Johnson Davidson County
Batch# 1134554 DEEDWARR
05/14/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240514-0035547

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/20/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tule River Homebuyer Earned Equity Agency	NEW OWNER	Map: 15010003600
(NAME) 8821 S. Redwood Road, Suite B	(NAME) 930 East 6600 South	
(ADDRESS) West Jordan, UT 84088	(ADDRESS) Murray, UT 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ORIS L. DELKA, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TULE RIVER HOMEBUYER EARNED EQUITY AGENCY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 97, on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210, Page 139, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oris L. Delka and wife, JoAnn Delka, by deed from Oris L. Delka, married, of record in Instrument No. 20100312-019036, dated March 3, 2010, also see deed of record in

Instrument No. 20100301-0015257, Register's Office for said County. The said JoAnn Delka died August 18, 2023, and title vested in Oris L. Delka as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 139, said Register's Office; (3) Driveway Easement of record in Book 5557, Page 518, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4550, Page 876, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 209 Fieldstone Ct., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 9th day of May, 2024.

Oris L. Delka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oris L. Delka, 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.

Witness my hand and official seal this, 9th day of May, 2024.

My Commission Expires:

11/2/26

Notary Public

JANICE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Karla J Ward, 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 05/09/2024 (date of document).

Karla Ward
Affiant Signature

05/09/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of May, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

